



COUNTY OF PLACER
Community Development Resource Agency

PLANNING

**BOARD TRANSMITTAL
MEMORANDUM**

TO: BOARD OF SUPERVISORS

FROM: MICHAEL J. JOHNSON, AICP, DIRECTOR OF PLANNING

SUBJECT: PLACER COUNTY CONSERVATION PLAN – Consideration of the Selection of a Preferred Alternative Reserve Map

DATE: January 23, 2007

SUMMARY/ACTION REQUESTED

Pursuant to the direction of the Board of Supervisors at its November 20, 2006 meeting, staff is providing the Board with a status report on the preparation of the Placer County Conservation Plan (PCCP). Staff is seeking direction from the Board on whether or not to proceed with the PCCP that also qualifies as the "Least Environmentally Damaging Practicable Alternative" (or LEDPA). A LEDPA-qualifying PCCP would provide the most regulatory relief and, in particular, assist in the attainment of necessary permits for the Placer Parkway and the Sacramento River Water Diversion project. As noted in this report, staff has identified four alternative reserve maps that appear to meet the LEDPA requirement, while at the same time meet the needs of both Placer County and the City of Lincoln.

Based upon staff's analysis, staff recommends that the Board take the following actions:

1. Provide direction as to whether or not staff should proceed with the PCCP program.
2. Should the Board decide to proceed with the PCCP program, the Board will need to select a preferred alternative reserve map as the basis to commence negotiations with State and Federal agencies. Based upon the analysis in this report, staff has concluded that Alternative Map 4 (with the exclusion of the "purple area" within Placer Ranch and the Sunset Industrial Area), Alternative Map 6 (with the exclusion of the "purple areas" within the Placer Vineyards project area, the Placer Ranch project area, and the Sunset Industrial Area), Alternative Map 12 and Alternative Map 14 (with the exclusion of the Rockwell and Mariner properties that were previously acquired for mitigation) are the best alternative reserve maps that meet the current and future needs of Placer County and the City of Lincoln, while still meeting the LEDPA requirement.

BACKGROUND

In June 2000, the Board directed staff to initiate the implementation of the Placer Legacy Program. As part of that direction, staff initiated the preparation of a Natural Communities Conservation Plan and Habitat Conservation Plan to comply with the State and Federal Endangered Species Act and the Federal Clean Water Act related to wetlands. That effort, now referred to as the Placer County Conservation Plan (PCCP), is the subject of this report.

On November 20, 2006, staff conducted a workshop with the Board regarding the PCCP to discuss the anticipated costs associated with implementing the PCCP, as well as consideration of a staff recommendation on a preferred reserve map alternative. After receiving public testimony, the Board directed the staff to provide stakeholders and the public with an opportunity to review all of the alternatives prepared to date and report back to the Board on the feedback that was received. The Board took no action as it related to the selection of a preferred reserve map alternative.

FISCAL IMPACTS

Implementation of the PCCP is predicted to entail costs associated with land preservation and land restoration in order to mitigate development impacts to endangered species and wetlands over the next 50 years. If early estimates hold firm, approximately 57,000 acres of land must be preserved to mitigate impacts associated with urban/suburban development. This land is estimated to have a market value of approximately \$1 billion. At 2050, annual management costs to manage and monitor the mitigation land will be approximately \$7 to 8 million a year once the land has been acquired. Most, if not all of these costs, will be borne by individual property owners/developers who choose to develop their property. A smaller percentage of the overall burden for the ongoing costs will be attributed to local government for the mitigation associated with their capital improvement projects (e.g., Placer Parkway)

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BACKGROUND

Direction Established with the General Plan

With the adoption of the County's General Plan in 1994, several actions were included which provided the foundation for future development and land conservation in the Western Placer County area. As stated in Part III (General Standards for the Consideration of Future Amendments to the General Plan) of the General Plan, the area bounded by Pleasant Grove Creek to the north, Baseline Road to the south, Fiddymment Road to the east, and the Sutter County line to the west, was identified as a 'Future Study Area' (refer to Exhibit A). As stated on Page 146 of the General Plan, the document acknowledges that, as the County continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities. The General Plan states that the most appropriate location for such additional growth is the 'Future Study Area'. The General Plan states that future growth in this area may occur in the unincorporated area or as a result of annexation to an adjacent city. The General Plan states that any future development in this area would not be considered until the West Placer Specific Plan has been adopted by the County (which is described in more detail below).

Also, as a separate action in conjunction with the adoption of the General Plan, the Board of Supervisors adopted Resolution No. 94-238, which amended the Dry Creek/West Placer Community Plan to include the 'West Placer Specific Plan'. The Specific Plan area, which correlates with the boundaries of the currently-proposed

Placer Vineyards Specific Plan, established parameters for development in the area, including:

- The construction of up to 14,132 residential units
- 80 acres of commercial development
- 160 acres of office/professional development
- Up to 300 acres of professional/light industrial development

As outlined above, it was the intent of the Board of Supervisors, through the adoption of the General Plan, to provide the opportunity for urban/suburban densities and intensities of development throughout most of the southwest corner of the county either through development in the unincorporated area or through annexation. At the same time, the need to protect and preserve the County's natural resources was identified as a key priority for the General Plan as noted by the numerous programs and policies that specifically addressed this need. Of particular note is Program 6.11 which encourages the County to prepare a "cooperative effort to develop, adopted, and implement a comprehensive habitat management plan." As noted in the General Plan, the goal was to provide sufficient land to accommodate the needed growth in the County, while at the same time assuring that the natural resources of the area were properly maintained.

As an expansion of this direction in the General Plan, the Board of Supervisors, at its May 24, 2005 meeting, directed staff to commence a public outreach effort and other steps necessary for the preparation of a Community Plan for the Curry Creek Community Plan Area (located in the Future Study Area identified in the General Plan). As part of the effort, it was the Board's direction to have staff coordinate the preparation of an environmental analysis for the proposed Community Plan.

Placer Legacy - Commencement of the PCCP

In June 2000, consistent with the programs and policies set forth in the General Plan, the Board directed staff to initiate the implementation of the Placer Legacy Open Space and Agricultural Conservation Program. One of the objectives of Placer Legacy was to prepare a Natural Communities Conservation Plan and Habitat Conservation Plan. That effort, now referred to as the Placer County Conservation Plan (PCCP), is the subject of this report. The first phase of the PCCP, which encompasses the western part of Placer County (refer to Exhibit B), is intended to provide 50 years of compliance for the following State and Federal regulations:

1. Incidental Take Permit - Federal Endangered Species Act
2. Natural Communities Conservation Plan - California Endangered Species Act and Natural Communities Conservation Act
3. Sections 404 and 401 of the Federal Clean Water Act related to wetlands and water quality

4. Section 1600 Fish and Game Code - Master streambed modification agreements

Collectively, these permits represent all of the major wetland and endangered species act regulations that are required on public and private property to accommodate new development. The regulatory coverage would account for the impacts associated with the growth anticipated in Western Placer County, including the Loomis Basin and the North Auburn area. It is estimated that, over the next 50 years, approximately 54,000 acres of land will be converted to developed land in the unincorporated County and the City of Lincoln (refer to Exhibit C).

In addition, the South Placer Regional Transportation Authority (SPRTA) and the Placer County Water Agency are seeking regulatory coverage for direct and indirect impacts to natural resources associated with construction of their respective projects. SPRTA is seeking coverage for the proposed Placer Parkway transportation facility, while PCWA is seeking coverage for the proposed Sacramento River Water Diversion project. Without a program such as the PCCP, including a program that meets the LEDPA requirements, the ability for these regionally-needed projects to proceed is greatly limited.

November 20, 2006 Board Workshop

On November 20, 2006, staff conducted a workshop with the Board to discuss the anticipated cost associated with implementing the PCCP, as well as consideration of a staff recommendation on a preferred reserve map alternative. After receiving public testimony, most of which expressed concern with the limited amount of time that was provided to review the extensive material, the Board concluded that additional public outreach was necessary prior to any formal action on the PCCP. The Board directed staff to provide stakeholders and the public with an opportunity to review all of the alternatives prepared to date and report back to the Board on the feedback that was received. The Board took no action as it related to the selection of a preferred reserve map alternative.

Public Outreach Efforts / Stakeholder Input

Pursuant to the Board's direction, the Planning Department prepared information on the 16 different reserve map alternatives that have been prepared over the past one and half years. As directed by the Board, staff held five separate meetings in December to update stakeholders and the general public on the status of the PCCP, as well as to discern the general sentiments for proceeding with the PCCP program. Meeting notice was provided by e-mail, the County's website and through a press release.

At the public workshops, a summary narrative was provided for each of the reserve map alternatives including a map, an acreage breakdown and a written narrative. No particular emphasis was placed on one map over another map. No recommendations were given, although support and/or non-support of the maps by

the wildlife agencies was identified when input had been previously received from the agencies or could be inferred from agency input.

The purpose of the December meetings was to provide the public with information on each of the reserve map alternatives and to discuss the overall work program. The objective of staff was to distribute information and receive input from the public. While most of the meetings focused on one of the previously established working groups, all meetings were open to the public, and notices for each meeting were sent to persons on the County's established e-mail registries. The December meetings included:

- December 7, 2006 – Community Forum
- December 8, 2006 – Interagency Working Group
- December 12, 2006 – Environmental Stakeholder Working Group
- December 12, 2006 – Biological Stakeholder Working Group
- December 15, 2006 – Landowner/property owner Stakeholder Working Group

In addition to the workshops in December, staff conducted follow-up workshops in January to report back on the previous meetings. Staff also made a presentation to the Agricultural Commission on January 8, 2007. All totaled, more than 200 persons attended the December and January meetings.

The purpose of the January meetings was to report back to the public on the information that was collected in December, to receive additional comments and suggestions, and to consider any additional alternative maps that stakeholders may have prepared. The January meetings included:

- January 4, 2007 – Biological Stakeholder Working Group
- January 5, 2007 – Landowner/property owner Stakeholder Working Group
- January 8, 2007 – Agricultural Commission

In addition to the above interactive meetings with the public, the November 20, 2006 staff report has made available on the County's website. The presentation materials that were used at each of the stakeholder discussions and additional background information on each of the reserve map alternatives were distributed by e-mail, were made available at each meeting and on the County's website. This staff report was distributed on January 12, 2007 via e-mail notification that the report could be downloaded at the County's website.

Lastly, staff also coordinated with the City of Lincoln, the Placer County Water Agency and the South Placer Regional Transportation Authority, in that each of these entities has requested regulatory coverage through the PCCP.

Over 200 individuals participated in the various meetings to provide input, including representatives from property owners, environmental groups, State and Federal agencies, and the general public. While most of the questions focused on a

consistent set of themes, other comments were unique or property-specific. The following is a summary of the major themes that were discussed at each of the meetings. A full accounting of all questions that were asked, including staff responses to each of the questions, is including in Exhibit G.

Clarification of the Reserve Maps

There were a number of general questions about the reserve map boundary (i.e., the 'purple area'). Property owners and other stakeholders sought general information on the reserve boundary, how it was selected, what factors were used to prepare the various alternative maps, and how the maps are to be used for future decision-making.

Changes in Zoning or General Plan Land Use Designations

There was some degree of confusion about the reserve/purple area boundary and how it relates to existing zoning and General Plan land use designations. In particular, concerns were raised as to whether or not properties located within the reserve/purple area boundary would see their zoning district or General Plan land use designation changed. No zoning or land use designations would change if a property were located within the in a reserve area boundary.

"De Facto" Taking

Many property owners expressed a concern that being located within the reserve/purple area boundary results in a "taking" of their property. As was emphasized during the meetings, no General Plan land use changes or rezonings are being proposed in conjunction with the PCCP. Property owners will retain all rights and privileges they currently enjoy on their property, with or without the PCCP. Only those property owners who elect to sell their property or sell a conservation easement over their property would relinquish some or all of the rights and privileges' afforded by their land use designations. Property owners would be compensated for the land or the rights that they elect to sell at a fair market value.

Impact on Agricultural Production

Some concerns were raised regarding the impact of the reserve/purple area boundary and the viability of ongoing agricultural production should a reserve map be adopted and mitigation lands are acquired.

Permanence of the Reserve System

A number of questions were raised regarding the permanence of the reserve system. As explained in the various meetings, the PCCP reserve area (i.e., the 'purple area') would be managed in perpetuity as habitat for the covered species. There was also confusion over the term of the permit, which is 50-years versus the obligation to manage the reserve area which is in perpetuity. This condition was of some concern to property owners who did not want to preclude the potential for future entitlements in the area or were unsure about the affect of the reserve on the ability to use or sell their property in the future.

Size of the Reserve System

Questions were raised regarding the size of the reserve/purple area and why such a large area would be required for mitigation. Some questions were focused on why a large reserve area is depicted on the various alternative maps when only 75 percent of the area (on average) is likely to be required. Some speakers wanted the reserve maps to only depict those areas that will actually be needed for mitigation.

"Status Quo" versus the PCCP

Many inquiries were made on the essential purpose of the PCCP and why the County is interested in the conservation plan when the regulatory requirements of the State and Federal agencies will exist with or without the PCCP. The questions ranged from general inquiries about the regulatory environment to specific questions that evaluated the choice of continuing under a status quo alternative versus complete implementation of the PCCP. In many instances, concerns were raised that the PCCP has the potential to affect property owner expectations whereas status quo would not. Questions were also raised as to the costs/benefits of status quo versus concluding and implementing the PCCP. Some properties owners stated support for "leaving things just as they are" while other landowner, developer and environmental interests stated their reasons for supporting the PCCP's objectives.

Some individuals questioned the need for such a large reserve area, and others suggested that if open space conservation was an objective of the County, the status quo approach to regulatory compliance may yield more acreage than the PCCP.

Growth Assumptions

Because many landowners were concerned about their properties being considered as future conservation land, thus possibly precluding development opportunities, numerous questions were raised about the amount of land that would be dedicated to urban/suburban growth over the next 50 years (the term of the PCCP permits) and whether or not the PCCP would create a condition where land for development would be scarce.

Development within the Reserve Boundary

Numerous questions were asked on what development restrictions would be imposed on property located within the reserve/purple area boundary. Issues were raised about what a property owner may want to do on a day-to-day basis to maintain their land or to engage in farming practices. More comments were directed at whether or not being located within the boundary of the PCCP reserve area would be restrictive in and of itself.

PCCP Implementation Costs

Comments and questions were directed at how the estimated costs of protecting and managing PCCP reserve lands were to be identified. A number of questions were related to concerns about having to bear those costs as individual property owners, particularly those located within the reserve area boundary.

Questions were also posed about opportunities for funding from sources other than new development (e.g., State and Federal funding for acquisitions).

Recommendations on Reserve Map Alternatives

A number of questions were directed at whether or not staff would be recommending a reserve map alternative to the Board of Supervisors at the January 23, 2007 workshop. The environmental stakeholders stated the need to initiate negotiations starting with either Reserve Map Alternative 4 or 14.

Should the Work Program Proceed?

Staff posed this question in order to provide the Board with feedback from the various stakeholders who participated. Comments were received that the status quo condition was acceptable, and other comments were received that the regulatory environment needs to be improved.

Those in vocal support for status quo tended to be associated with properties within the reserve boundary that were not associated with a particular land development project. Those in vocal support for the PCCP tended to represent property owners who are presently seeking or expect to be pursuing entitlements. Support for the PCCP also came from the Building Industry Association (BIA) and the environmental stakeholders.

General Plan/Zoning versus PCCP Reserve Map

On numerous occasions, staff needed to describe how the PCCP does not change the zoning or General Plan designation of any property within the reserve boundary. Property owners will continue to enjoy the same rights and privileges that they currently enjoy with the existing General Plan and zoning designations.

Regulatory Obligations

A number of questions were posed about the regulatory environment in Placer County and regulations as they relate to vernal pools specifically. Most of the questions were general in nature, related to the discussion of status quo versus the regulatory environment through the PCCP.

WILDLIFE AGENCY INPUT

In addition to the stakeholder meetings, staff also met with the wildlife agencies on December 8 (the "interagency working group"). One or more of the wildlife agencies' staff also participated in the other public meetings.

The primary concern raised at the interagency working group was the need for the County to select a reserve map that can serve as the basis for refinement and more importantly to serve as the basis of a conservation strategy. This reiterates the position the agencies took when they wrote their June 2005 letter regarding the need for a reserve map that specifically depicted where conservation and mitigation was to occur and where development was anticipated. Comments were also provided on

the reserve map alternatives as well in terms of what is required in order to have a satisfactory map that can serve as the basis for the conservation strategy.

PCCP RESERVE MAP ALTERNATIVES

Reserve Map Alternatives Summary

The series of maps included in this summary represent potential reserve system configurations that have been prepared by County staff, City of Lincoln staff, and/or stakeholder groups that have been involved in the PCCP planning process to date. For each map alternative, an acreage summary and alternative description are provided.

Five colors are represented on each map alternative:

- **Gray** - Areas in gray represent jurisdictions within the County that are not participating in the proposed conservation plan.
- **White** - The areas shown in white reflect locations where future growth and urban infill could occur over the permit's 50-year time frame.
- **Green** - Areas shown in green represent parcels that have been set aside in perpetuity for open space/natural resource conservation.
- **Orange** - Areas shown in orange represent locations where property owners have indicated to County staff that their property could potentially be available for conservation.
- **Purple** - The purple areas on the maps identify where future land conservation activities could occur should the PCCP be implemented.
- **Urban Edge** - The "urban edge" is that area where developed land interfaces with protected land. The desire of the State and Federal agencies is to minimize the amount of urban edge, as the potential for long-term impacts increases as the amount of interface area increases.

In arriving at these various alternative reserve maps, staff, in concert with representatives from State and Federal agencies and City of Lincoln staff, have been trying to identify a preferred alternative that creates a balance between development in southwest Placer County and the proposed expansion of the City of Lincoln, especially to the west of their current City Limits, while at the same time preserving the vernal pools, grasslands, riparian corridors, and wetland areas that are scattered throughout the area.

This task has been much more difficult than originally thought, as each modification to the reserve area has a ripple effect on other properties in the area. For example, while vernal pool resources are located in the area west of the City of Lincoln, this is also the same area where the City would like to expand its boundaries. Accordingly, a policy decision that that Board will need to address is the merit of accommodating the City of Lincoln's objective of expanding their sphere of influence versus allowing development to proceed in other less sensitive areas.

Based upon a modeling exercise utilizing the GIS developed for this work program, staff has estimated that approximately 55,000-60,000 acres of land could be required to establish the PCCP reserve system. This number is likely to be modified once a preferred reserve map has been selected and final decisions have been made on the scope of the regulatory coverage requested. For now, the 60,000-acre estimate is a common baseline figure upon which each alternative is compared.

Based upon current estimates, staff has designed each alternative reserve map in a manner that the actual area required for the PCCP reserve (i.e., the "purple area") will be smaller than the boundary identified on the maps. For planning purposes, the potential reserve areas were defined so that the mitigation land requirement would represent approximately 75 percent of the reserve/purple area. This leaves a 25 percent land supply buffer to allow for reserve acquisition options during plan implementation. This also allows for some amount of flexibility in the real estate market place (i.e., we don't create a condition of scarcity at the outset of the acquisition phase). It is important to note that the reserve system would be established on a willing seller/willing buyer basis. No property owners will be required to sell their land for mitigation.

The major differences between alternatives occur in the westernmost portion of the proposed PCCP planning area (the Valley). In the oak woodland areas (the Foothills), the reserve system identified for each alternative map is identical. Stream buffers will also be a component of the ultimate reserve system; however, these features are not represented on the enclosed maps as the stream buffer area is too small to be represented at the mapping scale included in this report.

One of the key elements of the PCCP is to identify a reserve system-mapping alternative that can be considered the "least environmentally damaging practicable alternative" (or LEDPA) for purposes of avoiding impacts to federally-regulated wetlands. If the PCCP reserve system can meet the federal guidelines of a regional LEDPA, a more comprehensive wetland-permitting program would be administered by the County, creating a potential savings in time, an increase in certainty, an increase in PCCP utility, and an assurance that wetland resources are protected in perpetuity within the reserve system. A LEDPA discussion summarizing staff's opinion of whether the specified alternative could achieve a regional LEDPA (based upon input from the State and Federal agencies) is provided for each map.

Lastly, the map appears to depict a hard edge between the reserve (purple) and development (white) areas, implying that development will be located immediately adjacent to reserve areas. The more likely outcome would be a transition between the future urban areas and the final reserve boundaries at 2050. A hard line urban edge presents concerns to the wildlife agencies because of the incompatible nature of the two land uses. The light, odor, noise, dust, introduction of non-native species, changes in hydrology, and other human-related activities is detrimental to many species including some of the covered species included with this plan. The conservation strategy to be proposed once a reserve alternative map is prepared will

include a set of standards for development located near or adjacent to properties being protected in the final reserve boundary.

Furthermore the hard edge on the maps is an outline that simply represents the area from within which reserve parcels would be acquired. The actual PCCP reserve area would be defined over time by the assemblage of acquired of reserve parcels consistent with the conservation strategy and its biological objectives.

RESERVE MAP ALTERNATIVE 1

Intent and Purpose

Alternative 1 was prepared by staff and is intended to reflect the extent of all western Placer development projects that have been discussed with the County and City of Lincoln through 2006. Alternative 1 provides for the buildout of existing urban areas as well as expansion of the urban footprint into lands currently designated "Agriculture" on the County's General Plan. Full buildout of the City of Lincoln, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area are accommodated in Alternative 1. This alternative identifies urban expansion beyond that currently identified in the Placer County General Plan by accommodating buildout of the proposed Lincoln Planning Area, portions of Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence. This alternative also designates the eastern half of the proposed Curry Creek Community Plan area for urban expansion and incorporates the western half of the community plan area into the PCCP reserve system.

Basic Facts

- Approximately 76,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 50 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

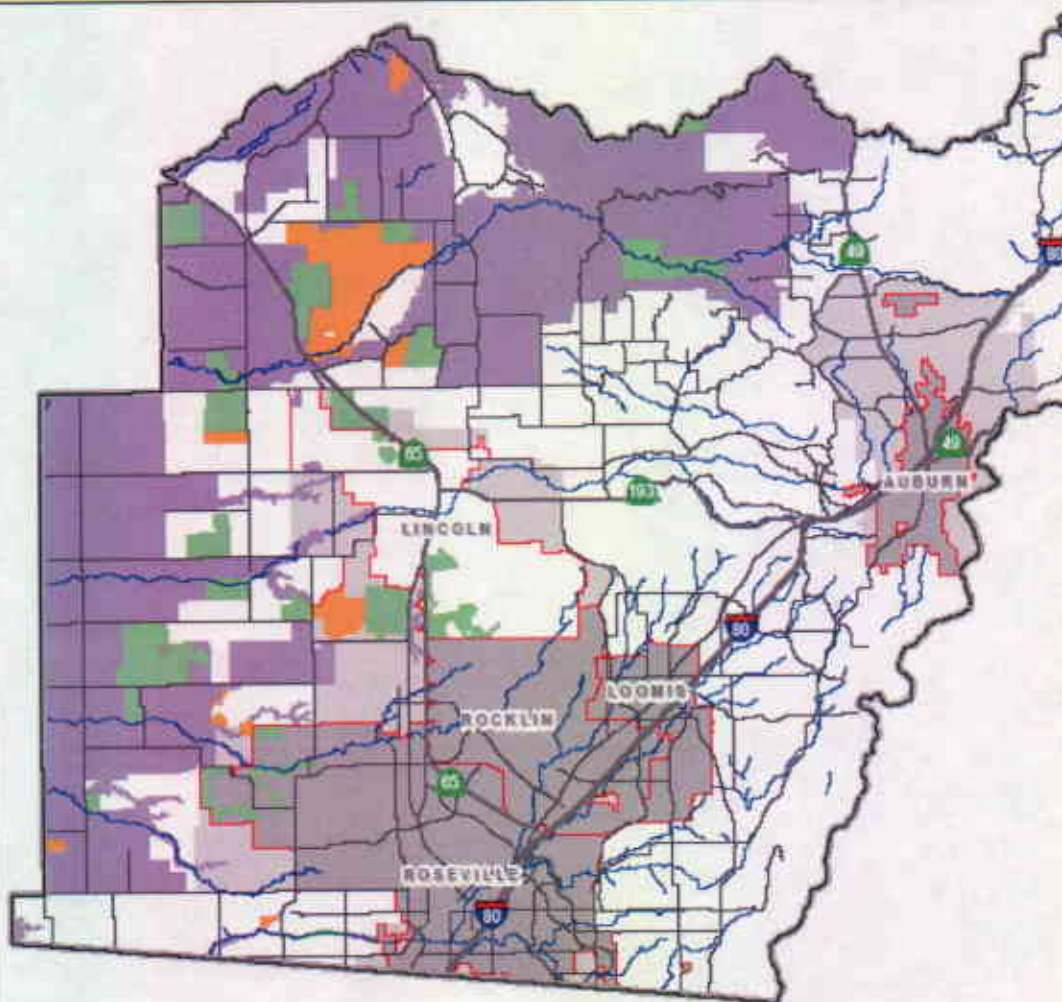
The resource agencies have indicated that the reserve system identified in Alternative 1 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain a Habitat Conservation Plan (HCP) and possibly Natural Community Conservation Plan (NCCP) permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

The land use objectives of both the County and the City of Lincoln are achieved with this alternative.

ALTERNATIVE 1



LEGEND

- | | |
|---|--|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE:
This map reflects the current status of the Delta region and is not intended to be a final plan. It is a preliminary map and is subject to change. The map was prepared for informational purposes only. It is not intended to be used for legal or financial purposes. The map is the property of the Delta Regional Council and is not to be reproduced without written permission.

DATE:
March 2008

PROJECT LOCATION:
Sacramento-San Joaquin River Delta

DISCLAIMER:
The information on this map was prepared for informational purposes only and is not intended to be used for legal or financial purposes. The map is the property of the Delta Regional Council and is not to be reproduced without written permission.

CONTACT INFORMATION:
Delta Regional Council
2000 Delta Blvd.
Sacramento, CA 95811

DATE PREPARED: December 2007

RESERVE MAP ALTERNATIVE 2

Intent and Purpose

Alternative 2 was proposed by staff and reflects a reserve design that incorporates a higher level of vernal pool resource preservation compared to the preservation achieved in Alternative 1. Alternative 2 accommodates the expansion of Lincoln to the existing City Limits, Sphere of Influence and portions of their General Plan update boundary, buildout of the western portions of Roseville's Sphere of Influence, and growth in a smaller portion of Lincoln's proposed Planning Area when compared to Alternative 1. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are accommodated for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield area. This alternative also accommodates buildout of the Sunset Industrial Area.

Similar to Alternative 1, this alternative proposes urban development in the eastern half of the proposed Curry Creek Community Plan area while incorporating the western portion of the plan area into the PCCP reserve system. Portions of the proposed Lincoln Planning Area, west of Dowd Road, are incorporated into the Alternative 2 reserve system, thereby providing this alternative with a higher level of vernal pool resource preservation than identified in Alternative 1.

Basic Facts

- Approximately 84,000 acres available for incorporation into the PCCP reserve system.
- Preserves 65 percent of the existing vernal pool resources in the phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 2 is a sufficient reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act; thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative achieves the land use objectives of the County in that all major west county projects currently under application are accommodated, and the Sunset Industrial Area is available for future industrial growth opportunities. However, this alternative does not meet all of the City of Lincoln's stated land use objectives, as portions of the City's proposed planning area are designated for the PCCP reserve.

RESERVE MAP ALTERNATIVE 3

Intent and Purpose

Alternative 3 was prepared by staff to provide a compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. In addition, Alternative 3 identifies land located within a one-half mile west of Dowd Road and land located directly north and south of East Catlett Street for urban growth. This alternative provides for full buildout of the City of Lincoln's existing General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the Sunset Industrial Area Plan. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for full buildout in this alternative. The City of Lincoln's proposed Sphere of Influence is partially accommodated. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the community plan area is incorporated into the PCCP reserve system. This alternative represents the first attempt at a compromise after the City of Lincoln expressed concerns over Alternative 2.

Basic Facts

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 58 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

Ability to Obtain Comprehensive PCCP Permits

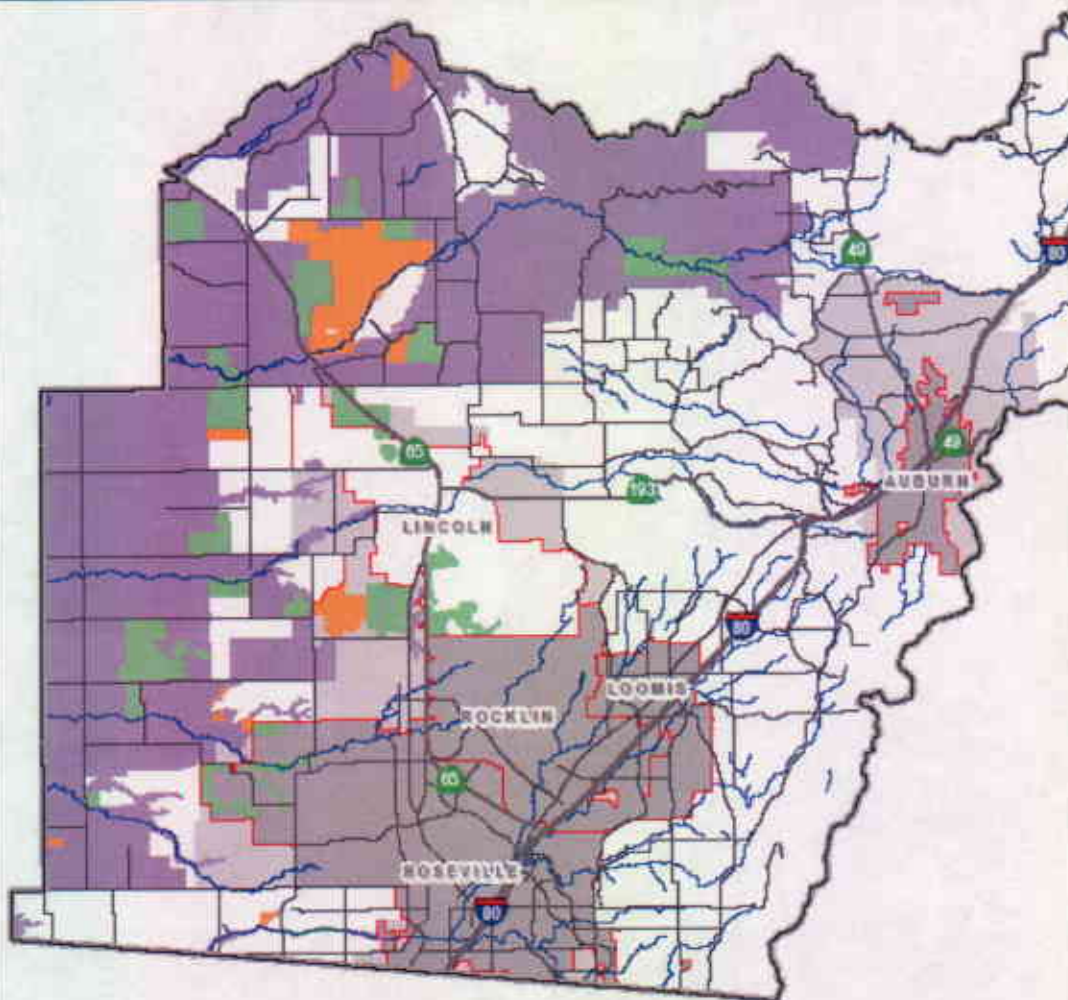
The resource agencies have indicated that the reserve system identified in Alternative 3 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the currently proposed Specific Plans in West Placer County, as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. However, this reserve design does not meet the City of Lincoln's stated land use objectives, as portions of its proposed Planning Area is reduced to accommodate potential PCCP reserve areas.

ALTERNATIVE 3



LEGEND

- | | |
|--------------------------|------------------|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE:
This map is intended to show the location of the proposed
development and is not intended to be a final design or
construction plan. The map is intended to show the
location of the proposed development and is not intended
to be a final design or construction plan.

SOURCE:
Placer County, California, 2000

COORDINATE LOCATION
NAD 83 UTM 11Q UTM 11Q UTM 11Q UTM 11Q

DISCLAIMER:
The Placer County Planning Department is not responsible
for the accuracy or completeness of the information
provided on this map. The Placer County Planning
Department is not responsible for the accuracy or
completeness of the information provided on this map.

COORDINATE LOCATION
Placer County Planning Department
Placer County, California
2000

DATE PRINTED: December 4, 2000

RESERVE MAP ALTERNATIVE 3A

Intent and Purpose

Alternative 3A was prepared by staff to provide another compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. Alternative 3A also identifies land located within a one-half mile area west of Dowd Road and a pocket of land to the north and south of East Catlett Street for urban growth by the City of Lincoln through a modified expansion of the Sphere of Influence. This expansion is smaller than that which is proposed in the City's current General Plan update. This alternative provides for full buildout of the existing City of Lincoln General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for growth in this alternative. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the plan area is incorporated into the PCCP reserve system.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 52 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

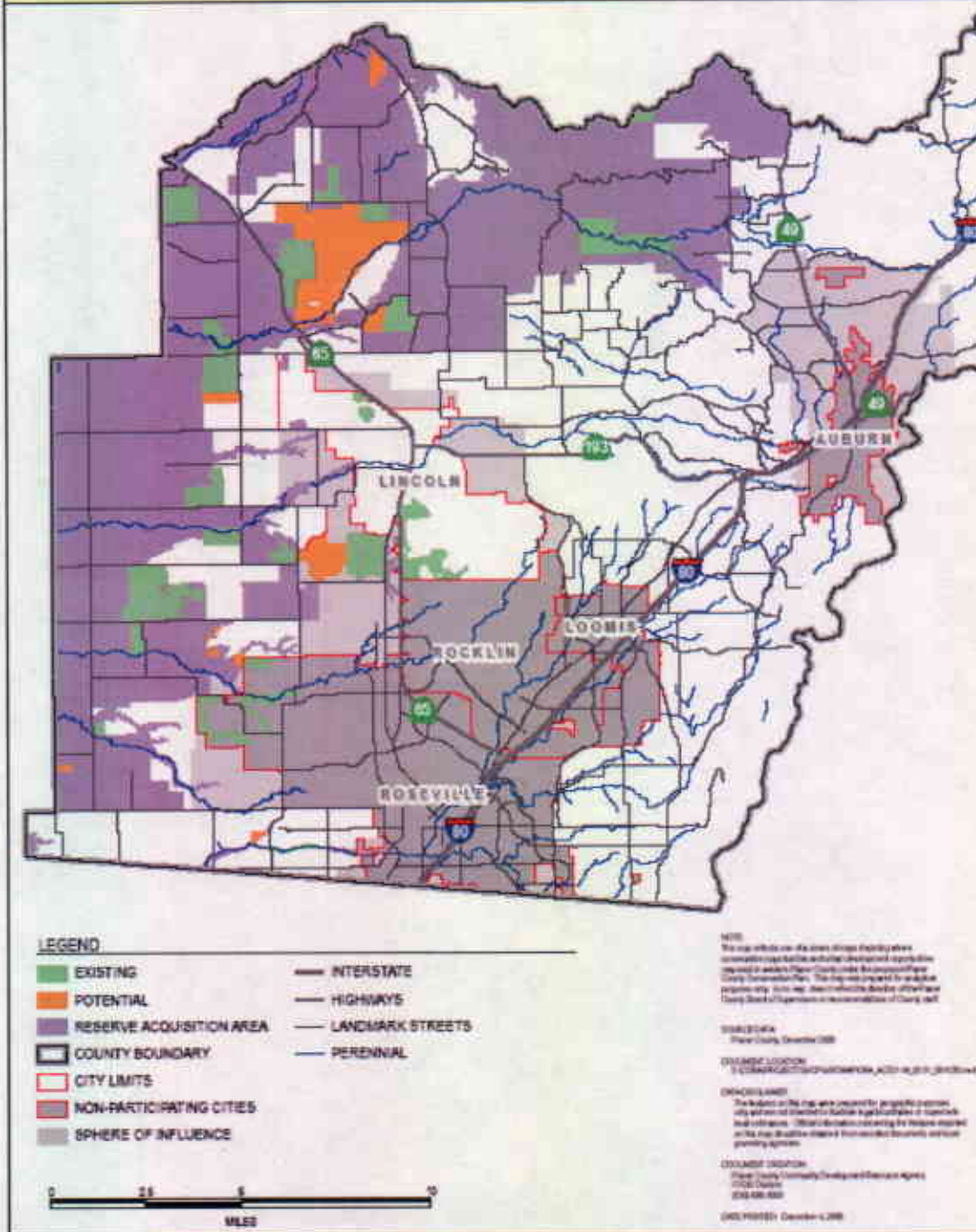
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have not reviewed this alternative. However, staff believes that the reserve system identified in Alternative 3A proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process would not likely be obtained with this alternative. The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the currently proposed Specific Plans in West Placer as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. This alternative does not provide all of the growth opportunities desired by the City of Lincoln. Several parcels currently preserved in open space (i.e., parcels already acquired for wetland/vernal pool mitigation) are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

ALTERNATIVE 3A



RESERVE MAP ALTERNATIVE 3B

Intent and Purpose

Alternative 3B was prepared by staff to provide one additional compromise between Alternatives 1 and 2. Similar to Alternative 3, this alternative accommodates all of the urban growth areas in Alternative 2. In the northwest corner of the proposed Lincoln Planning Area, this alternative identifies land located within a one half mile area west of Dowd Road for urban growth and incorporates land essentially south of Markham Ravine and north of Auburn Ravine into the reserve system. Alternately, land identified north of Wise Road, east of the existing Highway 65 is proposed for urban growth. A pocket of land located north and south of East Catlett Street is also identified for future urban uses. This alternative provides for full buildout of the existing City of Lincoln General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are included in this alternative. The eastern half of the proposed Curry Creek Community Plan area is identified for urban growth and the western half of the community plan area is incorporated into the PCCP reserve system.

Basic Facts

- Approximately 81,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 60 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have not reviewed this alternative. However, staff believes that the reserve system identified in Alternative 3B proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative. The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, portions of the Curry Creek Community Plan area, and the complete Sunset Industrial Area. However, this alternative does not meet the land use objectives of the City of Lincoln and, as such, the City is not in favor of this reserve design. In addition, several parcels currently preserved in open space (i.e., parcels already acquired for wetland/vernal pool mitigation) are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

RESERVE MAP ALTERNATIVE 4

Intent and Purpose

Members of the environmental stakeholder subcommittee prepared Alternative 4. This subcommittee included representatives from the Institute of Ecological Health, the Sierra Club, the Sierra Foothills Audubon Society, the Butte Environmental Council, the Defenders of Wildlife and the California Native Plant Society. The majority of growth is proposed in the southern portions of the PCCP planning area, with land conservation achieved in the northwestern portions of western Placer County. Alternative 4 concentrates urban growth in the Curry Creek Community Plan area, Regional University, Placer Vineyards, and portions of land located south of Curry Creek, west of Brewer Road, to the Placer/Sutter County boundary. This alternative proposes land conservation for a significant portion of the Sunset Industrial Area, the western half of Placer Ranch, the Brookfield project, the Lincoln Planning Area, and within portions of Lincoln's current City Limits. The majority of urban growth in Lincoln is achieved through infill within the existing City Limits, as well as growth in Lincoln's current Sphere of Influence boundary.

Basic Facts

- Approximately 82,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 60 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.
- The County has significant concerns with this alternative because of a significant reduction in the non-residential holding capacity of the Sunset Industrial Area and loss of the California State University site in the Placer Ranch project.

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 4 is sufficiently designed and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative would not allow the proposed Placer Ranch Specific Plan or Brookfield projects to proceed. Portions of the Sunset Industrial Area are proposed for incorporation into the PCCP reserve. The City of Lincoln is not in favor of this alternative, as it restricts the City's stated land use objectives.

RESERVE MAP ALTERNATIVE 5

Intent and Purpose

Alternative 5 was prepared by a number of individuals who are part of landowner/developer stakeholder subcommittee. This alternative accommodates the extent of urban growth shown in Alternative 1. It also identifies growth in the proposed Curry Creek Community Plan area and areas in the surrounding vicinity beyond the current Curry Creek planning boundary. This alternative accommodates growth to the north of Placer Ranch and the Brookfield project boundary. Lastly, Alternative 5 fully accommodates the growth proposed in the Lincoln Planning Area and expanded Sphere of Influence. The PCCP reserve system is concentrated in the land located west of the Lincoln Planning Area, in the Sheridan vicinity. In addition, this alternative proposes out-of-county mitigation by securing a large area in Sutter County along Coon Creek and the Bear River.

Basic Facts

- Approximately 85,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 33 percent of the existing vernal pool resources in the Phase 1 area
- The resource agencies have expressed concerns over the conversion of rice habitat in Sutter County to restored/created vernal pool habitat and of the potential impacts to migratory waterfowl known to use this area.
- Planning Department staff at Sutter County has expressed concerns about extensive mitigation being proposed in Sutter County for Placer County project impacts.

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 5 does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act; thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative. The County may be able to obtain a HCP permit with this alternative. However, it would be unlikely to obtain a NCCP permit based on the low levels of resource protection proposed for several natural communities. For the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, the entire Curry Creek Community Plan area, the complete Sunset Industrial Area, and additional land growth in southwest Placer. The City of Lincoln's land use objectives are met with this alternative. However, this alternative proposes to incorporate a significant amount of land located within Sutter County into the PCCP reserve system and Sutter County staff have expressed concern with this type of reserve design. This alternative severely decreases the amount of agricultural land remaining in the County due to the amount of vernal pool restoration/creation that would be required.

RESERVE MAP ALTERNATIVE 6

Intent and Purpose

Staff prepared Alternative 6 with specific input from the resource agencies, including the delineation of the reserve boundary. This reserve system focuses on vernal pool resource preservation and on establishing continuity within the reserve areas. North of Phillip Road, the urban growth areas proposed in Alternative 6 are similar to those proposed in Alternative 4 although Alternative 6 accommodates full buildout of the existing Lincoln City Limits as well as buildout of the Sunset Industrial Area. The western half of Placer Ranch is proposed for incorporation into the reserve system. South of Phillip Road, this alternative accommodates full buildout of Regional University and urban growth in the eastern half of the proposed Curry Creek Community Plan area. The western one-third of the Placer Vineyards Specific Plan area and the western half of the Curry Creek Community Plan area are proposed for incorporation into the reserve system.

Basic Facts

- Approximately 87,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 73 percent of the existing vernal pool resources in the phase 1 area

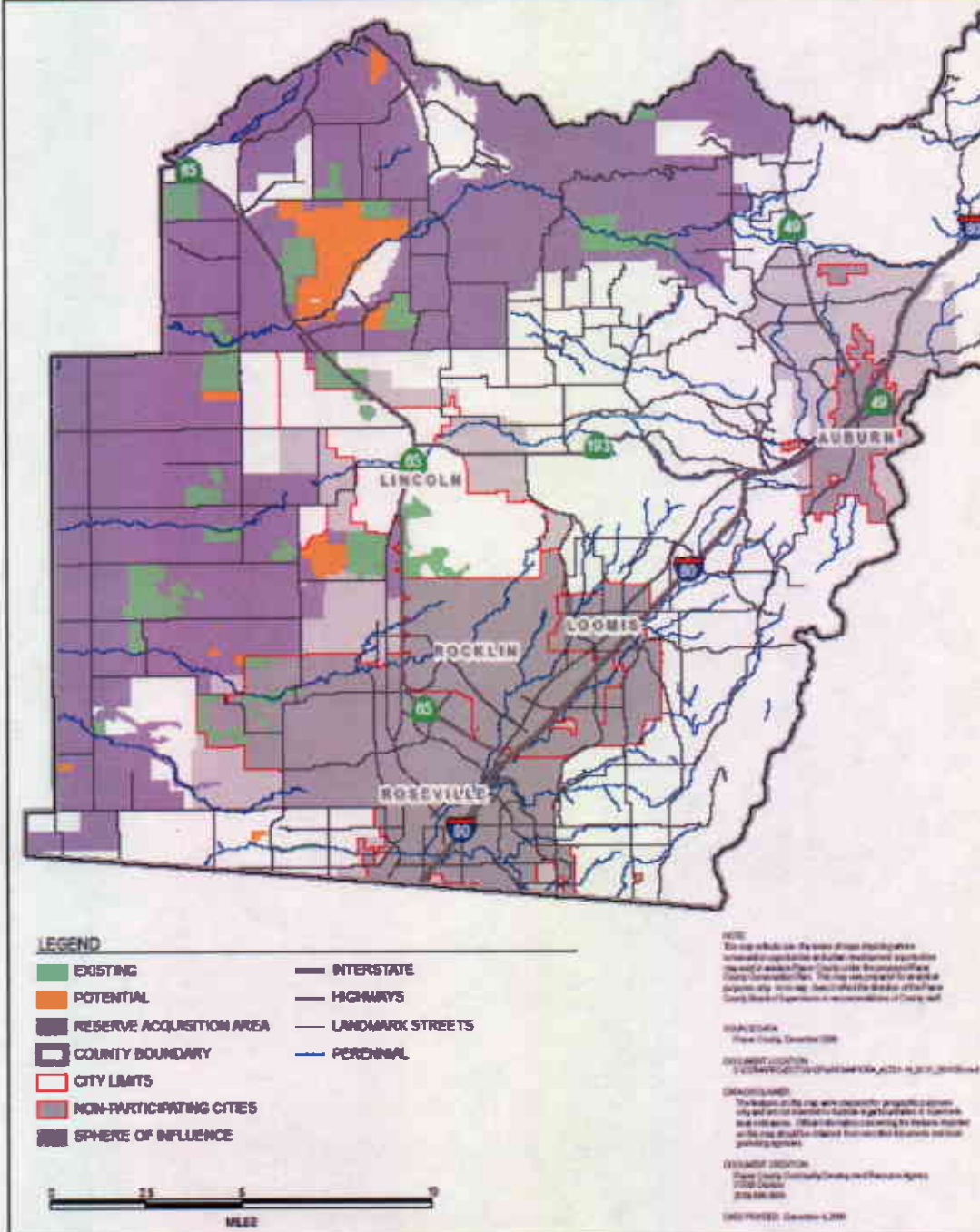
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 6 is a suitable reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the Federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

While growth is accommodated in the Regional University Specific Plan and the Curry Creek Community Plan areas, this alternative limits growth in portions of the Placer Vineyards Specific Plan and completely removes urban growth in the Placer Ranch Specific Plan area and within the Brookfield project site. Some growth objectives of the City of Lincoln are accommodated in this reserve design.

ALTERNATIVE 6



RESERVE MAP ALTERNATIVE 7

Intent and Purpose

Staff prepared Alternative 7 with specific input from the resource agencies, including the delineation of the reserve boundary. Similar to Alternatives 2 and 6, this reserve system focuses heavily on vernal pool resource preservation and on establishing continuity within the reserve areas. The urban growth areas in Alternative 7 are nearly identical to Alternative 2. This alternative includes an additional reserve area near Lincoln's southwest City limits along Industrial Boulevard. This alternative accommodates the expansion of Lincoln to its City limits, buildout of the western portions of Roseville's Sphere of Influence, and growth in portions of Lincoln's proposed Planning Area. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are identified for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield project. Alternative 7 identifies future growth in the Sunset Industrial Area, as per the County's General Plan. Similar to Alternatives 1, 2, 3 (a and b) and 6, this alternative proposes urban development in the eastern half of the proposed Curry Creek Community Plan area while incorporating the western portion of the plan area into the PCCP reserve system. Portions of the proposed Lincoln Planning Area, west of Dowd Road, are incorporated into the PCCP reserve system, providing this alternative with a higher level of vernal pool resource preservation than identified in Alternatives 1, 3, and 5.

Basic Facts

- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 66 percent of the existing vernal pool resources in the Phase 1 area

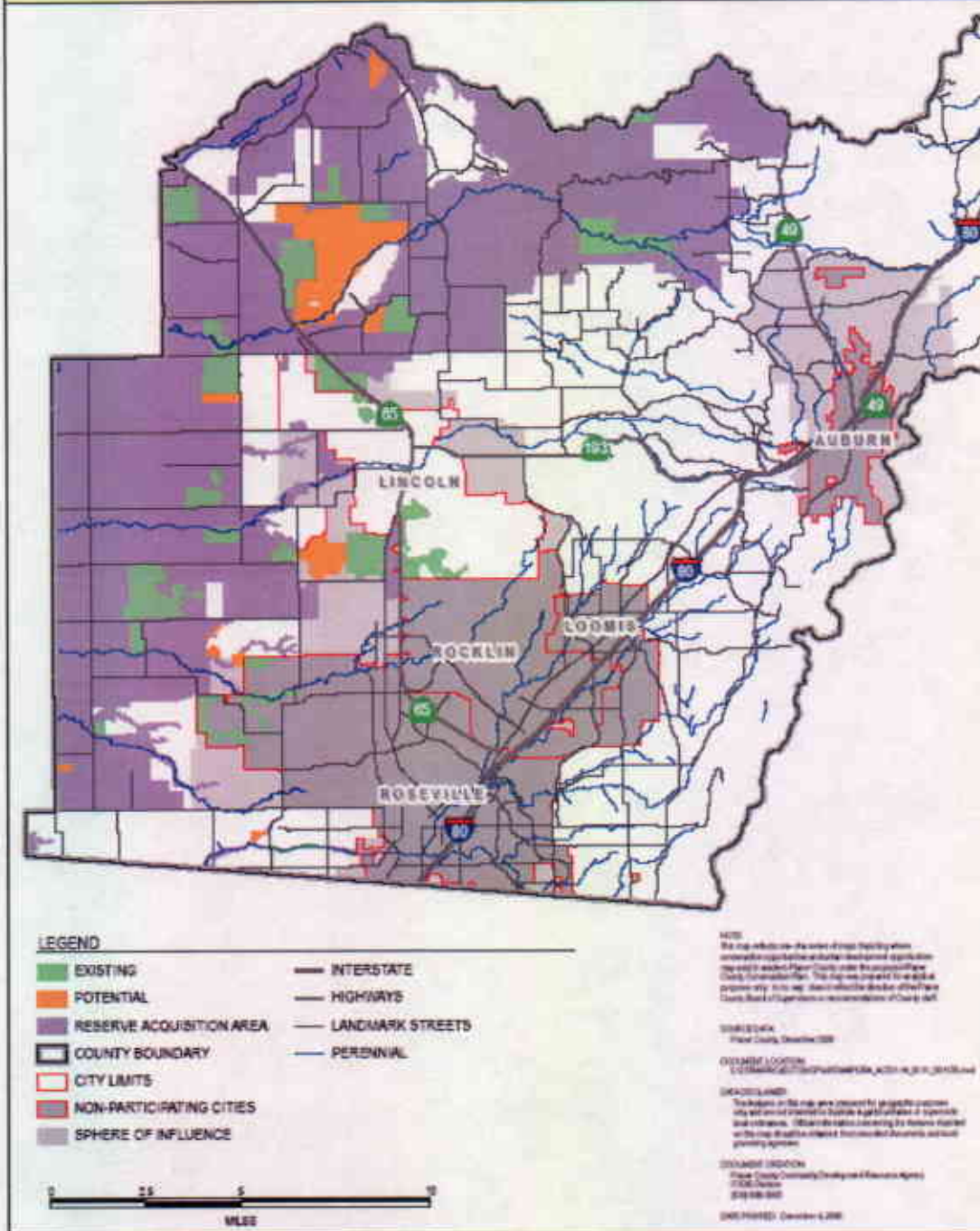
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have indicated that the reserve system identified in Alternative 7 is a suitable reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, portions of the Curry Creek Community Plan area, and all of the Sunset Industrial Area. However, the stated growth objectives of the City of Lincoln are not accommodated with this reserve design.

ALTERNATIVE 7



RESERVE MAP ALTERNATIVE 8

Intent and Purpose

Staff prepared Alternative 8 with specific input from the resource agencies, including the delineation of the reserve boundary. This alternative provides buildout of the existing Lincoln City Limits and urban growth in the proposed Lincoln Planning Area west of Lincoln's western City Limits (but only extending to Dowd Road). As a part of the City of Lincoln's proposed Sphere of Influence expansion, an area of urban growth is proposed south of Auburn Ravine, approximately one-half mile to the north and south of East Catlett Street.

Alternative 8 accommodates buildout of Placer Ranch, Regional University, and the City of Roseville's western Sphere of Influence. The eastern portion of the proposed Curry Creek Community Plan is identified for growth while the western half is incorporated into the reserve system. Alternative 8 also identifies the western one-third of Placer Vineyards as a reserve area.

While the resource agencies provided direction on the preparation of this map, their analysis of the alternative led to the conclusion that this map would not be considered a viable alternative.

Basic Facts

- Approximately 83,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 69 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

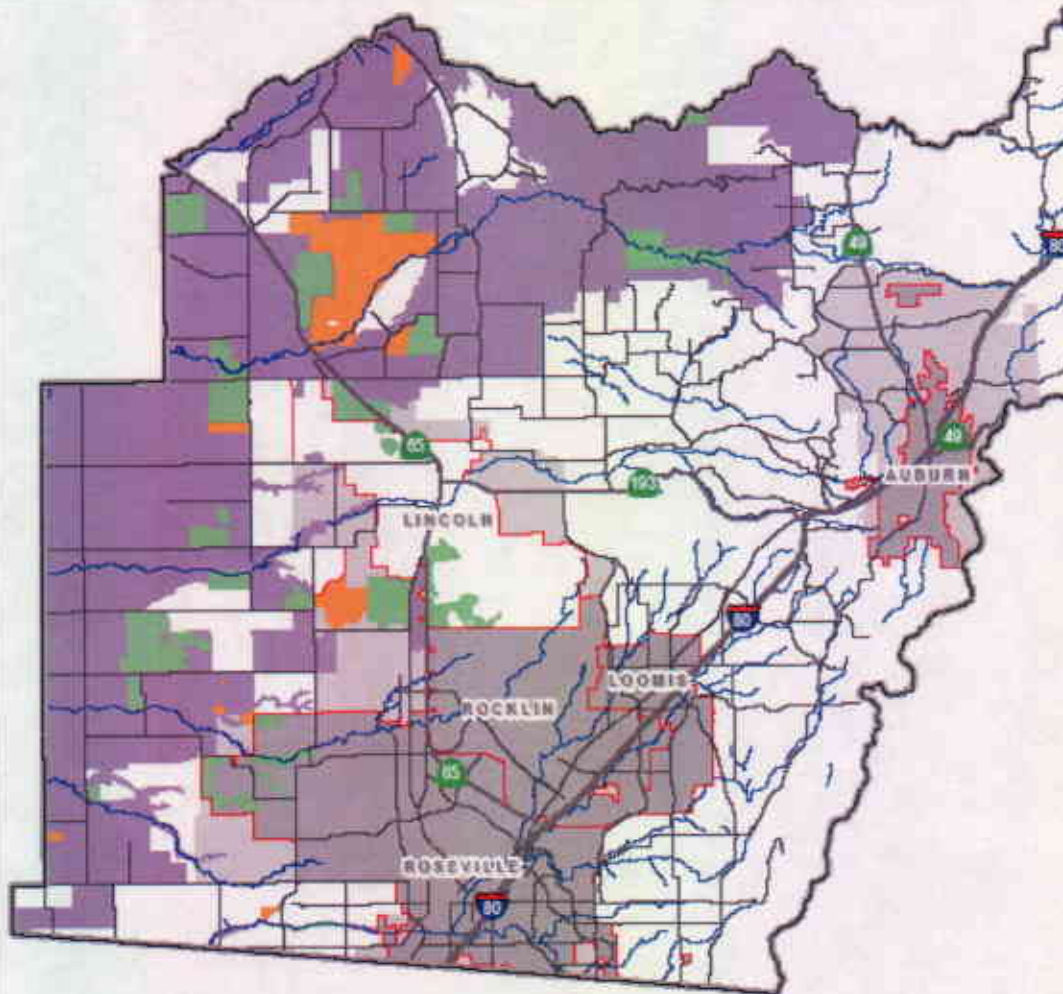
The resource agencies have indicated that the reserve system identified in Alternative 8 proposes too much urban edge along the reserve system boundary, and a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act is not likely achievable under this alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative does not accommodate the growth levels proposed in the Placer Vineyards Specific Plan or in the proposed Brookfield's project site. In addition, portions of the City of Lincoln's proposed Planning Area would be incorporated into the PCCP reserve system and, thus, the City has stated this alternative would not meet its growth objectives.

ALTERNATIVE 8



LEGEND

- | | |
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| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE:
This map reflects the status of reserve acquisition areas as of the date of the map. It does not reflect any changes in the status of reserve acquisition areas that may occur after the date of the map. The map is prepared for informational purposes only. It is not intended to be used for any other purpose.

SOURCE DATA:
Placer County, December 2006

COORDINATE SYSTEM:
NAD 83, UTM Zone 11N, Datum: NAD 83, Units: Meters

CREATED/REVISED:
This map was prepared for the Placer County Reserve Acquisition Program. It was created by the Placer County Planning Department. The map was revised to reflect changes in the status of reserve acquisition areas as of the date of the map.

DOCUMENT INFORMATION:
Placer County Community Development Department
2007-000-0000
2007-000-0000

DATE PRINTED: December 4, 2006

RESERVE MAP ALTERNATIVE 9

Intent and Purpose

Alternative 9 was prepared by staff and represents a compromise from Alternative 8 in order to accommodate Lincoln's intent to expand its urban growth areas south of Wise Road in the proposed Lincoln Planning Area.

This alternative is similar to Alternative 8 in many ways with the following exceptions: 1) land north of East Catlett Street is proposed for incorporation into the reserve system and 2) several existing preserves (i.e., already acquired for wetland/vernal pool mitigation) and other contiguous parcels south of Wise Road are proposed for urban growth. This alternative also identifies the entire Placer Vineyards project site and Brookfield project for urban growth.

Basic Facts

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 56 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would require that certain existing preserved lands, managed at this time as in-perpetuity conservation lands, would be unencumbered and made available for development.

Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that the reserve system identified in Alternative 9 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, the Curry Creek Community Plan area, and the complete Sunset Industrial Area. However, this alternative restricts the levels of growth available for the City of Lincoln's proposed Planning Area and, as such, is not a favorable alternative to the City. Several parcels currently preserved in open space are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

RESERVE MAP ALTERNATIVE 10

Intent and Purpose

City of Lincoln staff prepared Alternative 10. This alternative provides urban growth opportunities around the City of Lincoln by identifying buildout of the Lincoln City Limits and proposing urban growth throughout most of the proposed Lincoln Planning Area and new Sphere of Influence boundary. Conversely, the Sunset Industrial Area, Placer Ranch, Regional University, Brookfield project, and Roseville's western Sphere of Influence are identified as conservation areas. Additionally, the Curry Creek Community Plan and approximately 66 percent of Placer Vineyards are incorporated into the reserve system.

This alternative is intended to be the reciprocal/opposite of Alternative 2 in that it emphasizes growth around the City of Lincoln in favor of conservation to the south.

Basic Facts

- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 69 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would be of concern to Placer County because of the number of County projects that would be converted to PCCP reserve area including Placer Vineyards, Regional University and the Curry Creek area.

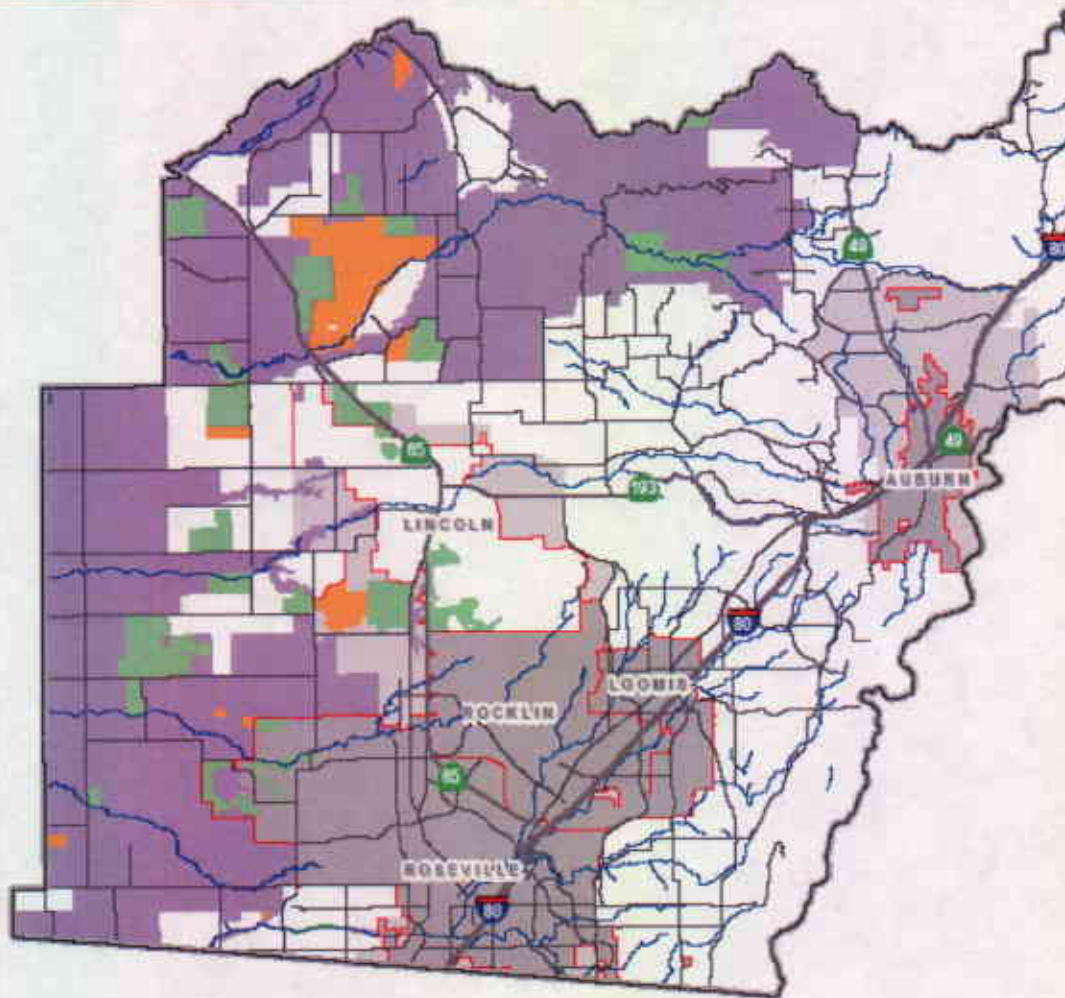
Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that this reserve may be sufficient in design and given the levels of wetland and vernal pool preservation achieved in Alternative 10, it is possible that this alternative could meet the requirements of a LEDPA alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative does not meet the growth objectives proposed in any of the specific plan applications currently filed in west Placer and it does not provide for growth in the Curry Creek Community Plan area. Economic objectives of the County are not achieved in this alternative as the Sunset Industrial Area is proposed for the reserve system. Conversely, the City of Lincoln's growth objectives are fully achieved through this alternative.

ALTERNATIVE 10



LEGEND

- | | |
|--|--|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE:
This map reflects the state of knowledge at the time of preparation. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes. It is not intended to be used for legal purposes.

SOURCE:
Placer County, December 2008

COORDINATE SYSTEM:
NAD 83 / UTM Zone 18N

DISCLAIMER:
The Placer County map was prepared for general informational purposes only and does not constitute a legal opinion or any other form of professional advice. Placer County is not responsible for any errors or omissions in this map.

DOCUMENT ID:
Placer County (2008) (2008-01-01)

DATE PRINTED: December 4, 2008

RESERVE MAP ALTERNATIVE 11

Intent and Purpose

City of Lincoln staff prepared Alternative 11. Similar to Alternative 10, this alternative concentrates land conservation in the southwestern unincorporated PCCP planning area and provides urban growth opportunities around the City of Lincoln. Alternative 11 identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed Lincoln Planning Area and expanded Sphere of Influence. In addition, the Sunset Industrial Area, Placer Ranch, the Brookfield project, and Roseville's western Sphere of Influence are identified as urban growth areas.

Land conservation is identified west of the proposed Lincoln Planning Area as well as throughout the Regional University site, the Curry Creek Community Plan area, and the Placer Vineyards Specific Plan area.

Basic Facts

- Approximately 84,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 68 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would be of concern to Placer County due the number of County projects that would be converted to PCCP reserve area including Placer Vineyards, Regional University and the Curry Creek area.

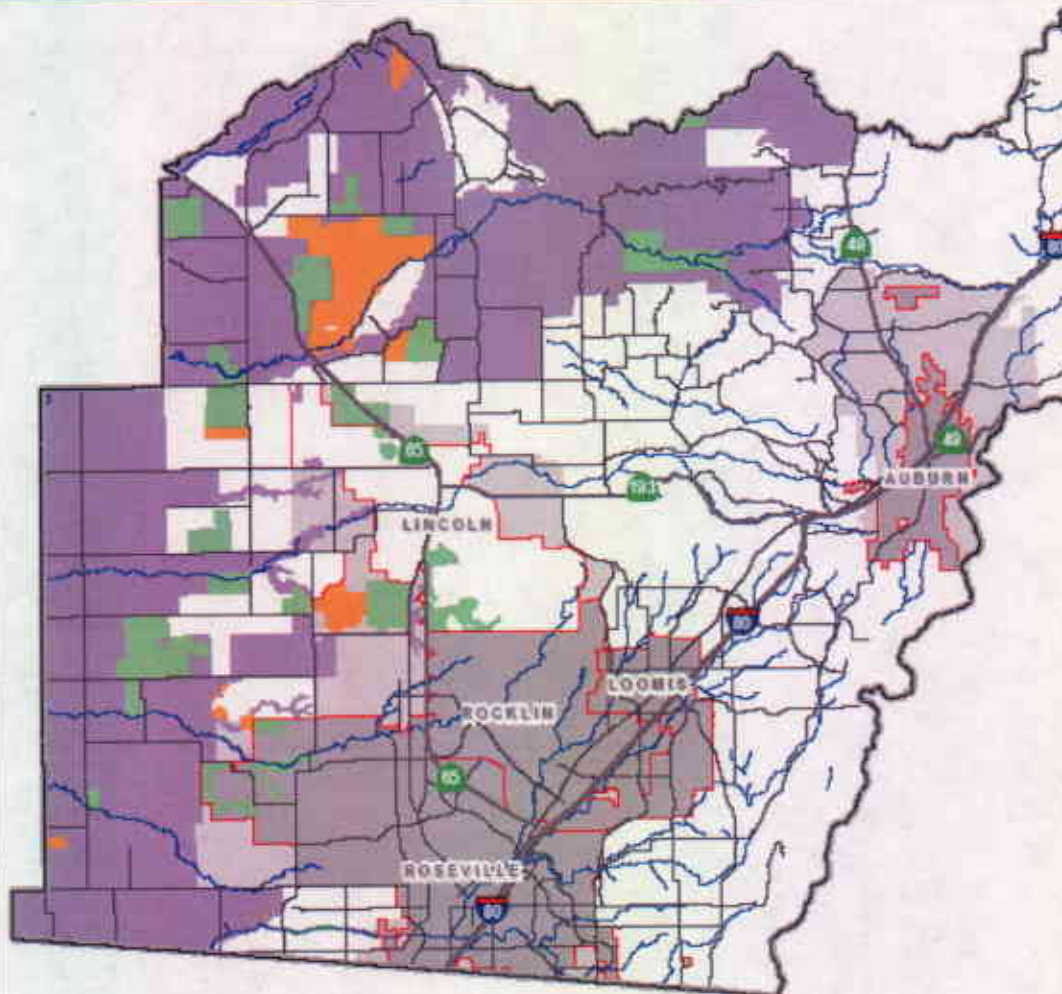
Ability to Obtain Comprehensive PCCP Permits

While the resource agencies have not reviewed this alternative, it is staff's opinion that this reserve is sufficient in design and given the levels of wetland and vernal pool preservation achieved in Alternative 11, it is possible that this alternative could meet the requirements of a LEDPA alternative. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

While accommodating growth in the Placer Ranch Specific Plan and Sunset Industrial Area, this alternative does not meet the growth objectives identified in many of the proposed specific plan applications currently under review at the County. Alternately, the City of Lincoln is satisfied with the level of growth this alternative accommodates for the City.

ALTERNATIVE 11



LEGEND

- | | |
|---|---|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTES
This map reflects the staff's analysis of existing development patterns, information opportunities and other development opportunities. It is not intended to be used for any other purpose. This map was prepared for the Placer County Board of Supervisors. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

SOURCE
Placer County, December 2000

COMPILED
4/2001 (Placer County Board of Supervisors)

DISCLAIMER
The Placer County map was prepared for the Placer County Board of Supervisors. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

DOCUMENT INFORMATION
Placer County Board of Supervisors
4/2001
4/2001

DATE PRINTED
December 4, 2000

RESERVE MAP ALTERNATIVE 12

Intent and Purpose

Alternative 12 was prepared by City of Lincoln and County staff. This alternative was intended to meet Lincoln's growth objectives as well as accommodate the proposed major specific plan projects within the County's jurisdiction. Alternative 12 identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed Lincoln Planning Area and expanded Sphere of Influence. In addition, the Sunset Industrial Area, Placer Ranch, Regional University, the Brookfield project, Placer Vineyards, and Roseville's western Sphere of Influence are identified as urban growth areas. An area designated for urban growth is identified south of Auburn Ravine, approximately ½ mile north and south of East Catlett Street.

The proposed Lincoln Planning Area and expanded Sphere of Influence would accommodate reserve lands in its northwest corner to provide for increased vernal pool complex preservation and connectivity within the reserve system. In areas to the south of Nicolaus Road, land conservation is identified west of the proposed Lincoln Planning Area as well as throughout the western half of the proposed Curry Creek Community Plan area.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 54 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

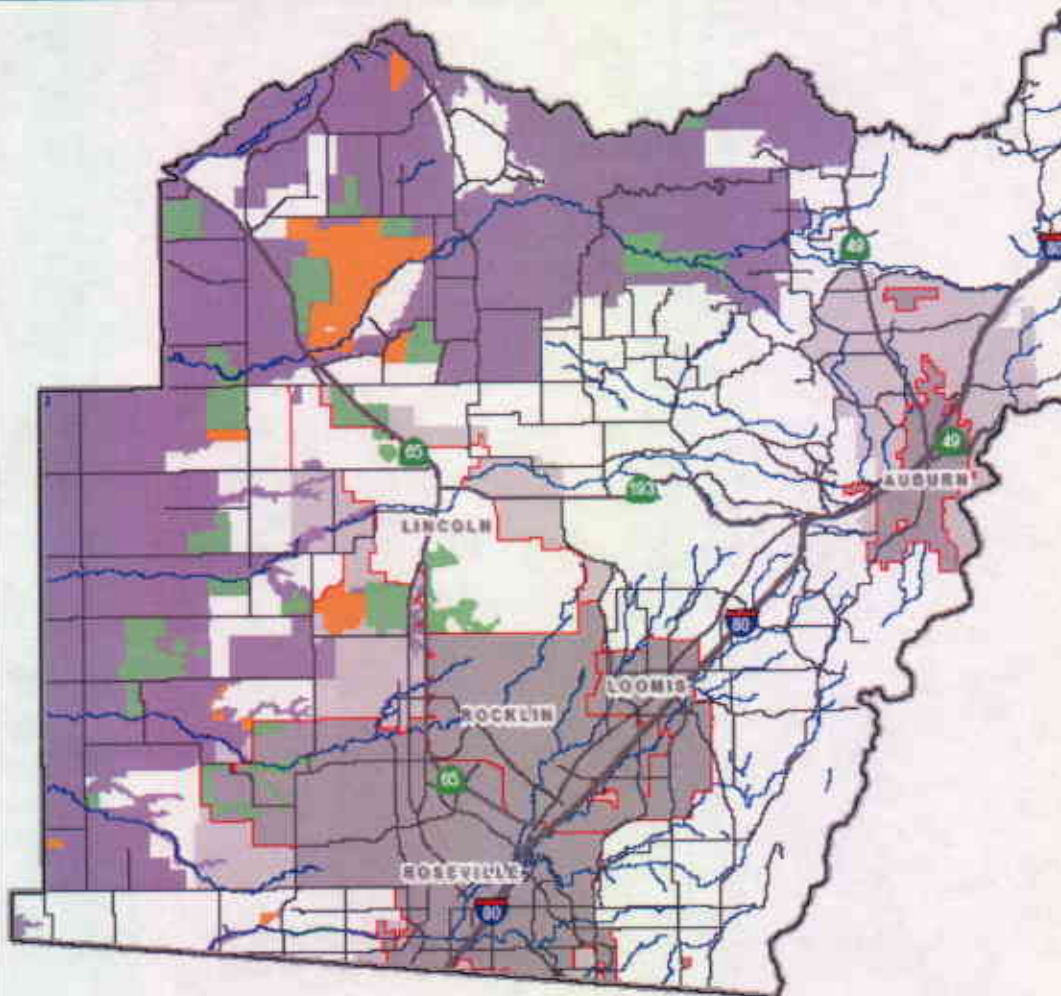
While the resource agencies have not reviewed this alternative, it is staff's opinion that the reserve system identified in Alternative 12 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

Local Land Use and Economic Objectives

This alternative accommodates the growth objectives of all of the Specific Plan applications under review by the County, as well as growth in the Curry Creek Community Plan area and in the Sunset Industrial Area. The City of Lincoln could achieve most of the growth levels it desires.

ALTERNATIVE 12



LEGEND

- | | |
|--|---|
| EXISTING | INTERSTATE |
| POTENTIAL | HIGHWAYS |
| RESERVE ACQUISITION AREA | LANDMARK STREETS |
| COUNTY BOUNDARY | PERENNIAL |
| CITY LIMITS | |
| NON-PARTICIPATING CITIES | |
| SPHERE OF INFLUENCE | |



NOTE
This map reflects one of many alternatives of planning where
development is expected to occur. It is not a guarantee of future
development. Placer County is not responsible for the accuracy of the
information shown on this map. The map is provided for informational
purposes only. It is not intended to be used for any other purpose.

SOURCE DATA
Placer County, December 2008

PREPARED BY
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DISCLAIMER
The information on this map was obtained from publicly available
information and is not intended to be used for any other purpose.
It is not a guarantee of future development. Placer County is not
responsible for the accuracy of the information shown on this map.
The map is provided for informational purposes only.

ESTIMATED COST
Placer County Community Development and Planning Agency
2008
\$100,000,000

DATE PRINTED December 4, 2008

RESERVE MAP ALTERNATIVE 13

Intent and Purpose

City of Lincoln and County staff prepared Alternative 13. As with Alternative 12, this alternative was intended to meet Lincoln's growth requirements as well as accommodate the proposed major specific plan projects within the County's jurisdiction. Alternative 13 identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed Lincoln Planning Area and expanded Sphere of Influence. Growth is also identified in the Sunset Industrial Area, Placer Ranch, Regional University, the Brookfield project, Placer Vineyards, and Roseville's western Sphere of Influence. An area of urban growth, slightly larger than what is identified in Alternative 12, is proposed south of Auburn Ravine, approximately ½ mile to the north and south of East Catlett Street for incorporation into the City of Lincoln's expanded Sphere of Influence.

The Lincoln Planning Area would accommodate reserve lands in its northwest corner to provide for increased vernal pool complex preservation and connectivity within the reserve system. In areas to the south of Nicolaus Road, land conservation is identified west of the proposed Lincoln Planning Area. The Curry Creek Community Plan area is identified for land conservation.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 56 percent of the existing vernal pool resources in the Phase 1 area

Ability to Obtain Comprehensive PCCP Permits

The resource agencies have not reviewed this alternative. While the levels of wetland preservation are on the lower end compared to some of the other alternatives, given the limited urban edge associated with the reserve design and this alternative's achieved wetland preservation levels, Alternative 13 could potentially achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

Local Land Use and Economic Objectives

This alternative accommodates all of the growth objectives identified in the Specific Plan applications currently filed at the County and identifies growth of the Sunset Industrial Area; however, the Curry Creek Community Plan area is proposed for incorporation into the PCCP reserve system. The City of Lincoln's stated land use objectives are achieved with this alternative.

RESERVE MAP ALTERNATIVE 14

Intent and Purpose

Alternative 14 was prepared by City of Lincoln staff and County staff. Similar to Alternatives 12 and 13, this alternative was intended to meet Lincoln's growth requirements as well as accommodate the proposed major specific plan projects within the County's jurisdiction. Alternative 14 is nearly similar to Alternative 13 with one notable exception. In Alternative 14, the northwest corner of the proposed Lincoln Planning Area (LPA) identifies urban growth approximately one mile west of Dowd Road. Similar to Alternative 13, this alternative identifies complete buildout of the Lincoln City Limits and accommodates urban growth throughout most of the proposed LPA. Growth is also accommodated in the Sunset Industrial Area, Placer Ranch, Regional University, the Brookfield project, Placer Vineyards, and Roseville's western Sphere of Influence. A pocket of urban growth, slightly larger than what is identified in Alternative 12, is proposed south of Auburn Ravine, approximately ½ mile to the north and south of East Catlett St. The LPA would accommodate reserve lands in portions of its northwest corner to provide for increased vernal pool complex preservation and connectivity within the reserve system. In areas to the south of Nicolaus Road, land conservation is identified west of the proposed LPA. As in Alternative 13, this alternative identifies the Curry Creek Community Plan area for land conservation.

Basic Facts

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 53 percent of the existing vernal pool resources in the Phase 1 area
- This alternative would require that certain existing preserved lands, managed at this time as in perpetuity conservation lands, would be unencumbered and made available for development.

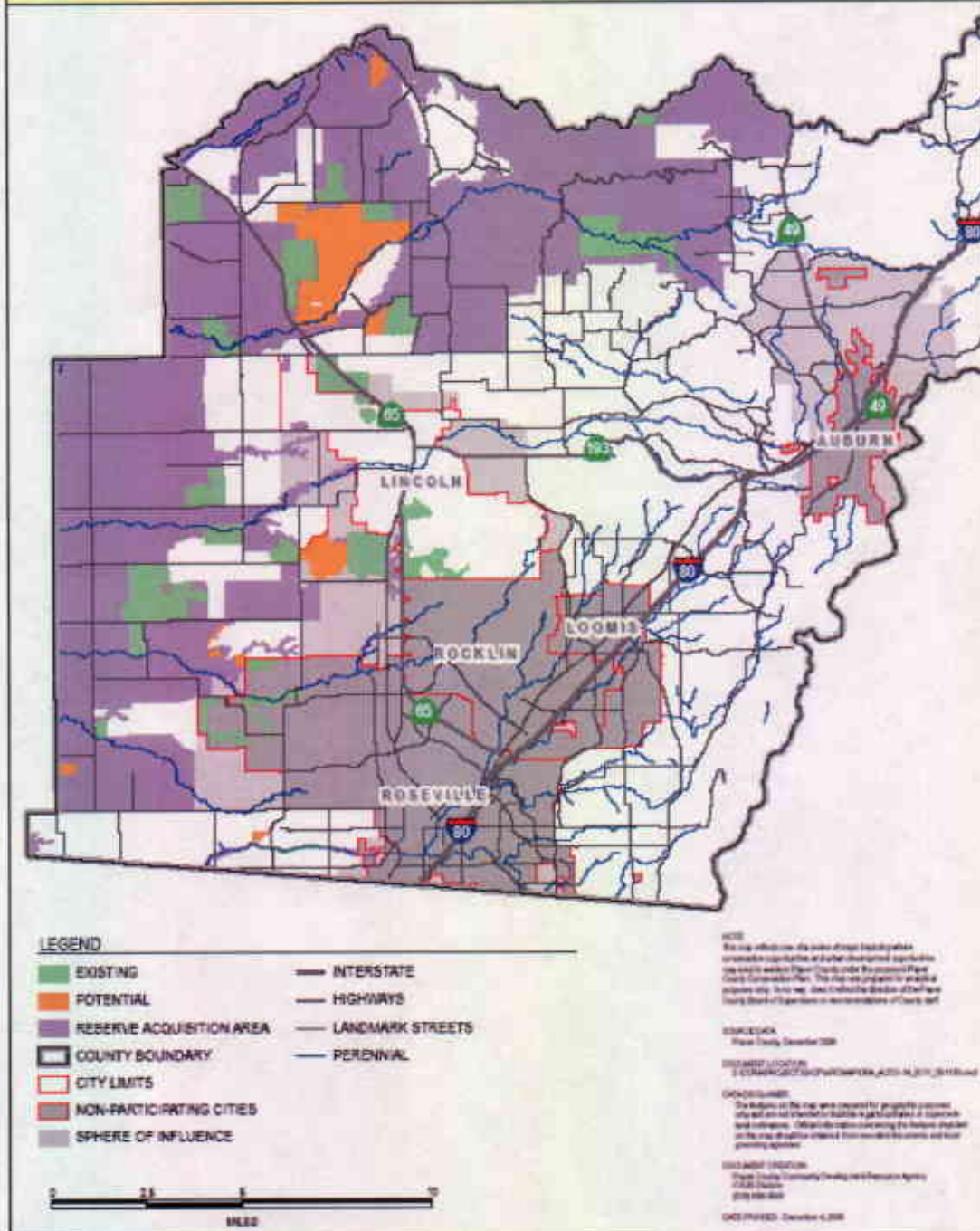
Ability to Obtain Comprehensive PCCP Permits

The resource agencies have not reviewed this alternative. Of greatest concern to staff is that approximately 800 acres of currently protected mitigation land is proposed to be unencumbered and made available for development. Based upon comments from staff at the wildlife agencies, the potential for the wildlife agencies to allow for mitigation property to be unencumbered is highly unlikely.

Local Land Use and Economic Objectives

This alternative accommodates all of the growth objectives identified in the Specific Plan applications currently filed at the County and identifies growth of the Sunset Industrial Area; however, the Curry Creek Community Plan area is proposed for incorporation into the PCCP reserve system. The City of Lincoln's stated land use objectives are achieved with this alternative.

ALTERNATIVE 14



STAKEHOLDER INPUT ON MAPPING

At each stakeholder outreach meeting, the public was solicited for input regarding other mapping alternatives that could be considered. The following summarizes the six alternative map requests received. A copy of each of the stakeholder maps is included as Exhibit D.

Stakeholder Input Map Request No. 1 - City of Lincoln (see Figure D-1)

The City of Lincoln has been a participating agency in the development of the PCCP over the last several years. Staff has worked closely with City staff to identify map alternatives that meet the City's stated urban growth objectives. Recent changes in the conservation status of two parcels located within the northwest corner of Lincoln's proposed Planning Area have led the City to propose a modified boundary to the reserve design proposed in this area. Based upon correspondence from the City received on January 4, 2007, the City understands that the area located at the southwest corner of Wise Road and Dowd Road has now been planned for use as wetlands mitigation. Collectively, these two parcels span approximately 800 acres of mitigation land, effectively reducing Lincoln's ability to achieve urban growth objectives in that portion of their Planning Area. Consequently, the City proposes to shift some of their future growth to the south and west of these conservation properties. In addition, the City would like to modify the reserve boundary to include development opportunities in several locations around the Orchard Creek watershed (see Figure ____). The City also requested that portions of the Western Placer Unified School District's property, which is located within the proposed Lincoln Planning Area, be retained for future development opportunity. Lastly, the City requested that the reserve boundary sited along the Nader Property be modified to include the proposed open space boundaries retained within the project site as identified in the Nader Development plan.

Stakeholder Input Map Request No. 2 – City of Roseville (see Figure D-2)

While not participating in the PCCP, the City of Roseville has been following the development of the reserve map alternatives and recently provided input to ensure the PCCP mapping process meets the City's objectives. The City requests that the Reason Farms property, which is owned by the City, be removed from the reserve boundary. Roseville is in the process of developing a Master Plan for that property. Until such time a plan is prepared, the City is not certain as to the future conservation opportunities associated with Reason Farms. The City also requests that the reserve system boundaries identified in the West Roseville Specific Plan area and in the proposed Creekview Specific Plan area be modified to reflect established and proposed open space preserves on those properties. The City has also requested that open space areas located within the Roseville City Limits be removed from reserve maps. Lastly, the City requests that the proposed Brookfield project and the County landfill be identified as future urban areas and that the two conservation areas recently established on the Griswold property be added to the reserve system. (NOTE: The landfill property is identified as part of the reserve area because the closure plans calls for the properties to be largely managed as grasslands which can

provide habitat for a variety of species including some species covered by the PCCP.)

Stakeholder Input Map Request No. 3 – Richland Planned Communities (see Figure D-3)

The County received input from Richland Planned Communities, a stakeholder involved in land development activities in Placer County. Richland Communities has requested that the reserve map boundary identified in Lincoln's northwest Planning Area be modified. The modifications reflect those expressed by the City of Lincoln in Stakeholder Map Request #1 and would essentially expand the PCCP reserve system into 800 acres located at the southwest corner of Dowd Road and Wise Road while accommodating future urban growth in the two sections of land located south of this area. Similar to Map Request 1, Richland also proposes to expand urban growth opportunities to the south and west of the conserved properties described above.

Stakeholder Input Map Request No. 4 – Mike Musolino (see Figure D-4A and D-4B)

County staff received two map requests from Mike Musolino, a stakeholder involved in land development activities in Placer County. The first request incorporates the proposed Regional University campus site into the PCCP reserve system and identifies future development opportunities in the proposed Curry Creek Community Plan area. The second map identifies a larger component of the proposed Curry Creek Community Plan area for future development and requests that a portion of the proposed Regional University campus site previously identified as part of the PCCP reserve system be incorporated into the proposed development opportunity area.

Stakeholder Input Request No. 5 - KT Communities

Staff received a letter from Hefner, Stark and Marois, on behalf of KT Communities, stating that they have been and continue to be generally supportive of the concept of a PCCP. KT Communities is concerned that the selection process of a preferred alternative reserve map has been arbitrary and inconsistent in the application of planning and habitat preservation principles. To this end, KT Communities is concerned that the selection of a particular map with such far-reaching consequences would not be prudent. While KT Communities would prefer that the Board not select a map at this time, KT Communities recommends that, if a map is selected, Alternative Map 14 should be selected with the exclusion of two properties: one in the Curry Creek/Future Study Area, and one in the Sunset Industrial Area.

PCCP COSTS SUMMARY

Fiscal Impacts/PCCP Finance Plan

Implementation of the PCCP is predicted to entail costs associated with land conservation and restoration in order to mitigate development-related impacts to endangered species and wetlands over the next 50 years. If early estimates hold firm, over 50,000 acres of land will need to be preserved to mitigate and conserve development-related impacts. This land will need to be acquired through dedication, fee title acquisition or the purchase of a conservation easement. As has been previously

discussed with the Board, it is estimated that the cost of acquiring these mitigation lands will be approximately \$1.1 billion (in 2006 dollars). Once the mitigation lands have been acquired, it is estimated that annual management costs of these mitigation lands will be approximately \$7 to 8 million a year.

As previously conveyed to the Board of Supervisors, costs associated with this program are preliminary and can only be quantified after conservation plan mapping is complete. No finance plan has been prepared to date. While a financial model has been constructed to analyze one-time costs and on-going costs associated with the PCCP, a more detailed and accurate analysis cannot be completed until such time that a PCCP reserve system map has been selected.

One of the most-asked questions during the community forum process, especially in light of the estimated cost of \$1.1 billion for land acquisition, was what would be the financial impact to Placer County. Based upon the existing status quo process, the County bears little cost in program administration and maintenance of mitigation lands (except for those lands the County owns).

Should the PCCP program move forward, the fiscal analysis prepared for the project concluded that the annual cost to administer the program (at build out) would be approximately \$600,000. While the Board may opt to participate in the costs of program administration, such a question has not yet been posed to the Board. At this time, similar to the status quo, it is anticipated that the developer and/or future home-buyer/property owner will pay for both the mitigation land acquisition and the annual maintenance and administration costs. Unless a contrary action is taken by the Board, it is anticipated the implementation of the proposed PCCP program will not be borne by current residents/tax payers. (See Exhibit H for additional information)

OTHER HCP PROGRAMS / RECENT FEDERAL COURT RULINGS

During the various community forums held in December 2006, many questions were raised regarding other HCP programs and their success. As noted during the community forums, decisions in two recent federal cases may have affected the legal landscape surrounding the PCCP.

In *Home Builders Association of Northern California v. United States Fish & Wildlife Service*, a district court in California's Eastern District (which includes Placer County) again remanded the USFWS' designation of "critical habitat" for 15 vernal pool species based on claims filed by environmental groups. The Court gave the USFWS until May 2007 to reconsider the designation and to ensure that the designation includes the habitat necessary to allow vernal pool species to recover from their endangered or threatened status.

The ESA requires the USFWS to designate as "critical habitat" areas that are "essential for the conservation" of the vernal pool species. The Endangered Species Acts provides heightened protections for designated critical habitat. Actions that

would result in the "adverse modification" of critical habitat must in many cases be redesigned or relocated.

The USFWS' critical habitat designation for vernal pool species included two small areas within Placer County. Other areas of the County that were initially proposed as critical habitat were excluded by the USFWS to avoid potential economic impacts. The court specifically upheld the economic exclusions in Placer County. The court also held that the USFWS could exclude areas covered by an approved habitat conservation plan from the critical habitat designation.

The court's ruling again creates uncertainty about the final location and extent of critical habitat for vernal pool species in Placer County. It is also far from certain that this will be the last of the legal challenges to the USFWS' critical habitat designation for vernal pool species. However, it is clear from the court's opinion that the PCCP, once approved, can provide the basis to exclude future critical habitat designations.

In *Center for Biological Diversity v. Bartel* a district court in California's Southern District overturned part of a habitat conservation plan prepared by the City of San Diego because it failed adequately to protect vernal pool species. The City of San Diego habitat conservation plan relied on subsequent individual §404 permitting processes for specific projects to protect vernal pool species rather than including a comprehensive conservation strategy for vernal pool species in the habitat conservation plan itself (as is currently proposed with the PCCP). The court rejected that approach, concluding that the habitat conservation plan itself must include a conservation strategy for vernal pool species.

The City of San Diego habitat conservation plan's approach for dealing with vernal pool species was fundamentally different from that proposed for the PCCP. The approach proposed for the PCCP would address the district court's concerns with the San Diego habitat conservation plan. However, certain conclusions of the district court will have to be considered during the development of the PCCP. For example, the district court held that the USFWS must consider the effect of a proposed habitat conservation plan for vernal pool species on the USFWS' recovery plan for vernal pool species. The court also concluded that the USFWS must consider not only impacts to intact vernal pools, but also impacts to unnatural vernal pool species habitat, such as tire ruts and roadside ditches. *Center for Biological Diversity v. Bartel* thus provides some relevant guidance for the PCCP and underscores the importance of including a regional conservation strategy for vernal pool species in the PCCP.

REGIONAL GROWTH / PLANNING EFFORTS SINCE 1994

As noted above in the "Background" section, the adoption of the General Plan in 1994 laid the groundwork for future amendments to the General Plan, including possible future growth areas within the County. As shown in Exhibit A, the area bounded by Pleasant Grove Creek to the north, Baseline Road to the south, Fiddymment Road to the east, and the Sutter County line to the west, was identified as

a 'Future Study Area' for the County. In establishing this 'Future Study Area', the County was anticipating and providing an opportunity for future growth in the County, while acknowledging through programs and policies in the General Plan that there may be other areas where growth may be more appropriate, such as the expansion of incorporated cities.

When the General Plan was adopted in August of 1994, the City of Roseville had a population of 56,036 and covered a land area of 30.00 square miles, extending as far west as Fiddymont Avenue. In 1994, the City of Lincoln had a population of 7,998 and covered a land area of 10.84 square miles. (Refer to Exhibit E for the limits of the cities of Roseville and Lincoln in 1994.) With the exception of the West Placer Specific Plan Area (now known as the Placer Vineyards Specific Plan Area), none of the area outside of the then-limits of Roseville and Lincoln had active development applications.

Since 1994, both cities have expanded their boundaries, and developments that were non-existent or in the early planning stages (i.e., Del Webb Roseville, the West Roseville Specific Plan Area, Del Webb Lincoln Hills, and Lincoln Crossing) are either under development or fully built out. In 2006, the City of Roseville had a population of 102,000 and had expanded to cover 36.32 square miles of land area. The City of Lincoln had a population of 32,000 and had expanded to cover 19.76 square miles of land area (refer to Exhibit E). The City's General Plan proposed sphere of influence would cover 53.43 square miles if all areas are annexed and allow for 132,000 persons at buildout.

In addition to the above, there are numerous active project applications being considered by Placer County, the City of Roseville and the City of Lincoln that would extend development even further into Western Placer County. These development applications include (refer to Exhibit F):

- Placer County
 - Placer Vineyards Specific Plan (14,132 residential units)
 - Regional University Specific Plan (4,387 residential units)
 - Placer Ranch Specific Plan (6,700 residential units)
- City of Roseville
 - Sierra Vista Specific Plan (10,320 residential units)
 - Creekview Specific Plan (3,188 residential units)
 - Brookfield (development plans not yet proposed)
- City of Lincoln
 - Proposed General Plan/Sphere of Influence Expansion (30,000 residential units)

When existing/approved projects that have not yet been fully developed (i.e., West Roseville Specific Plan, Lincoln Crossing) are considered, there are an additional

11,000 residential units that have been approved but not yet constructed. When all of these projects are totaled, the potential exists to have approximately 80,000 additional/new residential units constructed in Western Placer County.

Consistent with the 1994 General Plan, some of these approved developments (i.e., West Roseville Specific Plan, Sierra Vista Specific Plan, Regional University) have been approved and/or are proposed within the 'Future Study Area'. Other projects (Placer Ranch, City of Lincoln Sphere of Influence expansion) are located outside of the General Plan's 'Future Study Area'.

As the Board considers the merits of moving to the next step in the process for the establishment of the proposed PCCP, the Board needs to take into account existing policy directives, and how those policy directives interact with the needs of a PCCP.

To accommodate the implementation of the Placer County Parkway and the Sacramento River Water Diversion project, any selected reserve map must be a LEDPA (Least Environmentally Damaging Practicable Alternative) map. The various State and Federal agencies responsible for issuing permits have stated that it is highly unlikely that the agencies could support a selected reserve map if it does not meet the LEDPA standard.

In response to the County's June 2005 letter to the State and Federal agencies, the agencies stated that they could not support a performance-based approach to mitigation, and that any selected reserve map would need to address all of Western Placer County (that is, the City of Lincoln needs to be a part of any proposed solution). Based upon this response, the City of Lincoln has actively worked in partnership with Placer County to create an alternative reserve map that accommodates development in the County as well as development west of Lincoln. In this way, the creation of these alternative reserve maps is a balancing act, and staff and the City of Lincoln have worked together in good faith in an effort to allow future development opportunities for each agency, while still setting aside land to mitigate the impacts associated with development. As the Board considers moving forward to the next step of the process for the PCCP, the Board needs to take into account not only the active development applications, but also opportunities for future growth, both in Placer County and in the area around the City of Lincoln.

NEXT STEPS / TIMELINE

Staff has met, and will continue to meet, with State and Federal agency staff, property owners, environmental interests, agricultural interests and other stakeholders in order to prepare a public review draft PCCP that is responsive to agency comments and still reflective of stakeholder concerns and directives from the Board. If it is the desire of the Board to direct the staff to proceed with negotiations on an alternative reserve map, the final elements of the work program can proceed. If such direction is provided by the Board, the following steps are anticipated:

- Commence negotiations with the State and Federal agencies in an effort to develop consensus on a conservation strategy/reserve map for the PCCP.
- Report back, as necessary, to the Board and key stakeholders (including all who participated in the December 2006 community forums) on any changes or modifications to the selected alternative reserve map.

It is anticipated that the negotiation process may take from six months to one year to complete. Once agreement is reached with the various State and Federal agencies, staff will return to the Board with the agreed-upon "final" reserve map to determine whether such a map still meets the needs and expectations of the Board. At that time, should the Board decide to proceed with the agreed-upon reserve map, staff would commence with the preparation of an EIR/EIS, finance plan and implementation agreement for the PCCP program.

CONCLUSION

As explained in detail above, staff has implemented the Board's direction regarding the need to expand the public outreach efforts for the PCCP program. With the five community forum meetings in December 2006, plus the three additional follow-up meetings earlier this month, staff has received a variety of questions and comments that are the foundation of this report. As with most controversial issues, the public is very divided on the issue of whether or not the County should proceed with the PCCP program. Based upon comments received during the community forums, approximately 50 percent of the comments received were in favor of proceeding with the PCCP, while the other 50 percent were satisfied with the status quo and did not want to see the PCCP program move forward.

As noted above, in addition to allowing for 50 years of development within Placer County and the City of Lincoln, the PCCP program is also designed to provide the needed regulatory coverage for the Placer Parkway project (sponsored by the Placer County Transportation Planning Agency) and the Sacramento River Water Diversion project (sponsored by the Placer County Water Agency). Without a program such as the PCCP, including a program that meets the LEDPA requirements, the ability for the regionally-needed projects to proceed is greatly limited.

Based upon this information, staff has analyzed each reserve map alternative to determine which maps might best meet the current and future needs of Placer County and the City of Lincoln, while at the same time providing a reserve map that meets the LEDPA requirements. Based upon staff's analysis, and based upon comments received during the community forums, staff has concluded the following reserve maps meet this criteria, subject to the identification modifications:

- Alternative Reserve Map 4: With the exclusion of the "purple area" within Placer Ranch and the Sunset Industrial Area.

- Alternative Reserve Map 6: With the exclusion of the "purple area" within the Placer Vineyards project area, the Placer Ranch project area, and the Sunset Industrial Area.
- Alternative Reserve Map 12: With the exception of the "purple area" within the Sunset Industrial Area.
- Alternative Reserve Map 14: With the exclusion of the Rockwell and Mariner properties that were previously acquired for mitigation.

As noted, some of the preferred alternatives include portions of the Sunset Industrial Area. As the County has identified the Sunset Industrial area as the "economic engine" for the County, staff wants to be sure that none of the preferred alternatives adversely impact the County's ability to fully implement the plans and programs previously established for the Sunset Industrial Area.

Should it be the desire of the Board to proceed with the PCCP process, staff has concluded that any of these maps, as amended, would be a reasonable starting point for negotiations with the various State and Federal agencies on the establishment of reserve map boundaries.

RECOMMENDATION

Based upon the above analysis, staff recommends that the Board take the following actions:

1. Provide direction as to whether or not staff should proceed with the PCCP program.
2. Should the Board decide to proceed with the PCCP program, the Board will need to select a preferred alternative reserve map as the basis to commence negotiations with State and Federal agencies. Based upon the analysis in this report, staff has concluded that Alternative Map 4 (with the exclusion of the "purple area" within Placer Ranch and the Sunset Industrial Area), Alternative Map 6 (with the exclusion of the "purple areas" within the Placer Vineyards project area, the Placer Ranch project area, and the Sunset Industrial Area), Alternative Map 12 and Alternative Map 14 (with the exclusion of the Rockwell and Mariner properties that were previously acquired for mitigation) are the best alternative reserve maps that meet the current and future needs of Placer County and the City of Lincoln, while still meeting the LEDPA requirement.

Respectfully submitted,


MICHAEL J. JOHNSON, AICP
Director of Planning

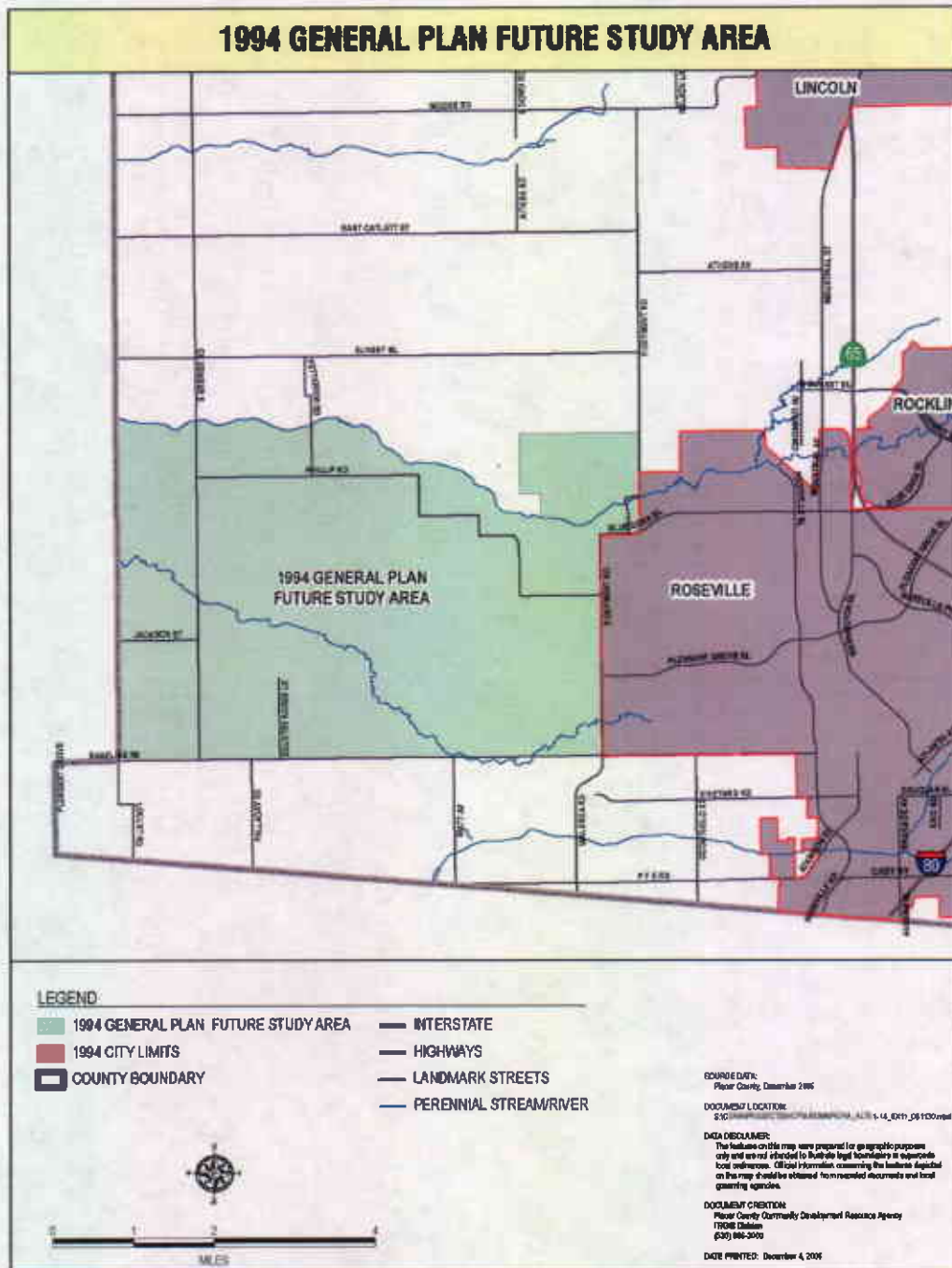
EXHIBITS: The following exhibits are provided for the Board's consideration:

- Exhibit A: Map of the "Future Study Area" for Placer County (from the 1994 Placer County General Plan)
- Exhibit B: Phase 1 Boundary
- Exhibit C: Phase 1 Development and Conservation Opportunity Areas and Development Summary
- Exhibit D: Stakeholder Maps (Maps D-1, D-2, D-3, D-4a and 4b)
- Exhibit E: Extent of County Growth - 1994 and Subsequent Growth through 2006
- Exhibit F: Proposed Development Projects in Western Placer County
- Exhibit G: Public Outreach Efforts - Meeting Summary
- Exhibit H: PCCP Finance and Cost Summary

cc: Rod Campbell, City of Lincoln
Einar Maisch, PCWA
Celia McAdams, PCTPA
John Marin, CDRA
BWG Members
IWG Members
Chris Beale, Resources Law Group
Sally Nielsen, HEG
Tom Reid, Thomas Reid & Associates

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Exhibit A **1994 General Plan Future Study Area Boundary**

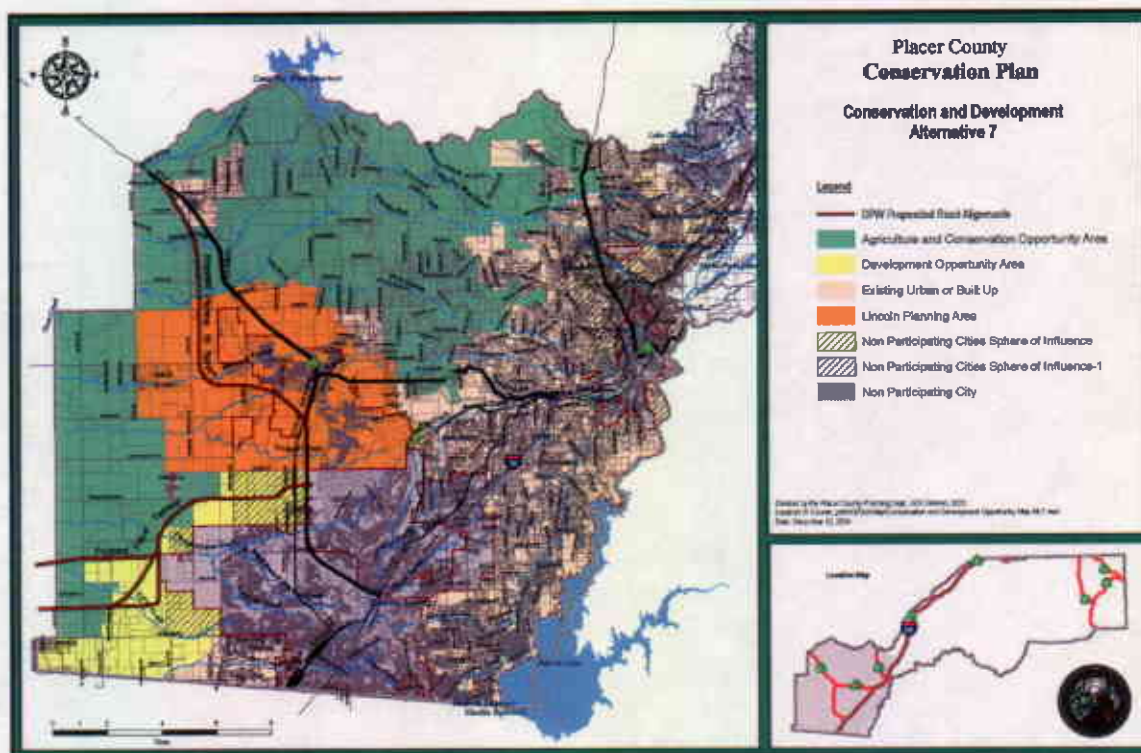


PCCP PHASE 1 - GEOGRAPHIC UNITS



Exhibit C

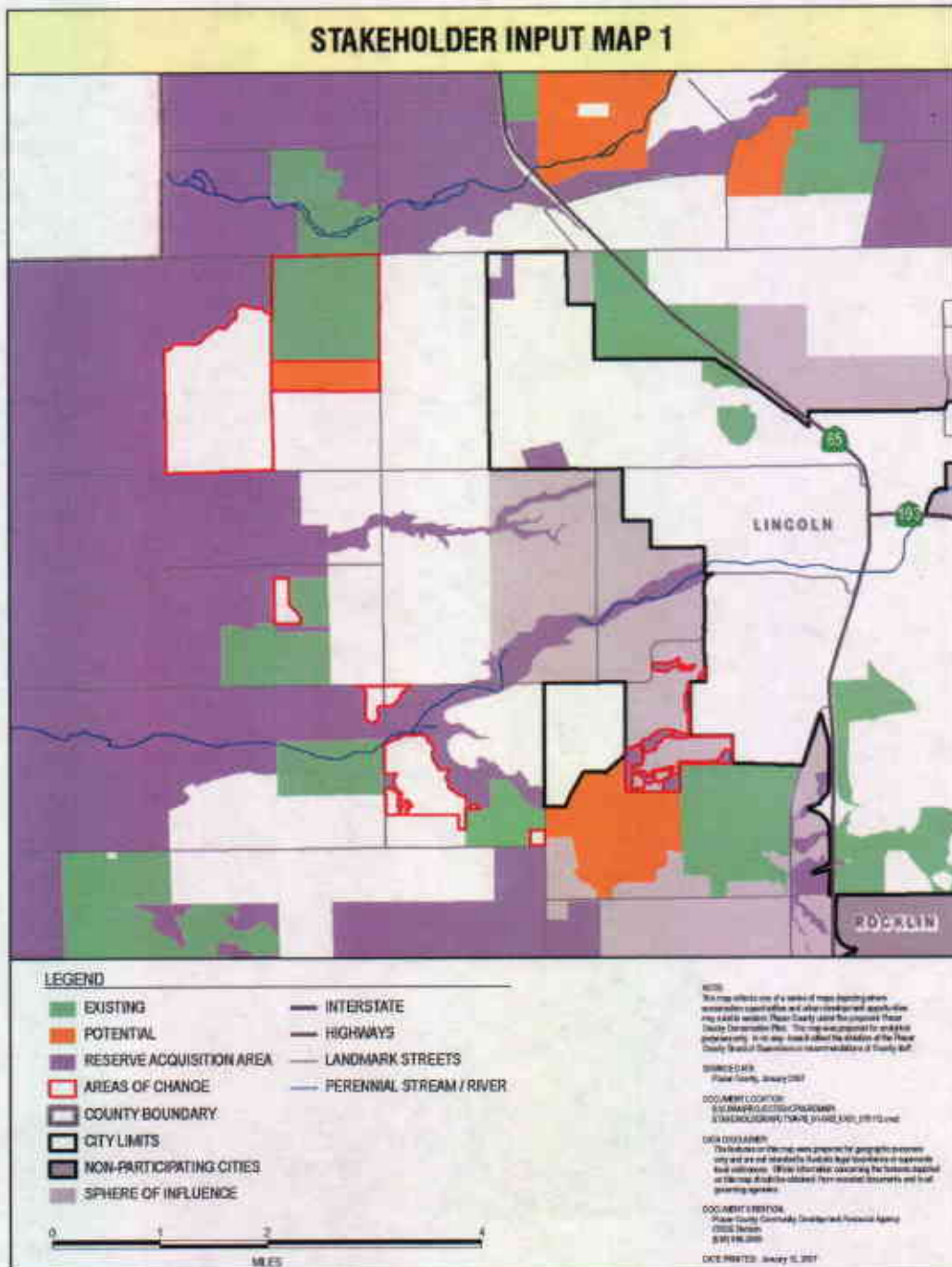
Phase 1 PCCP Development and Conservation Opportunity Areas



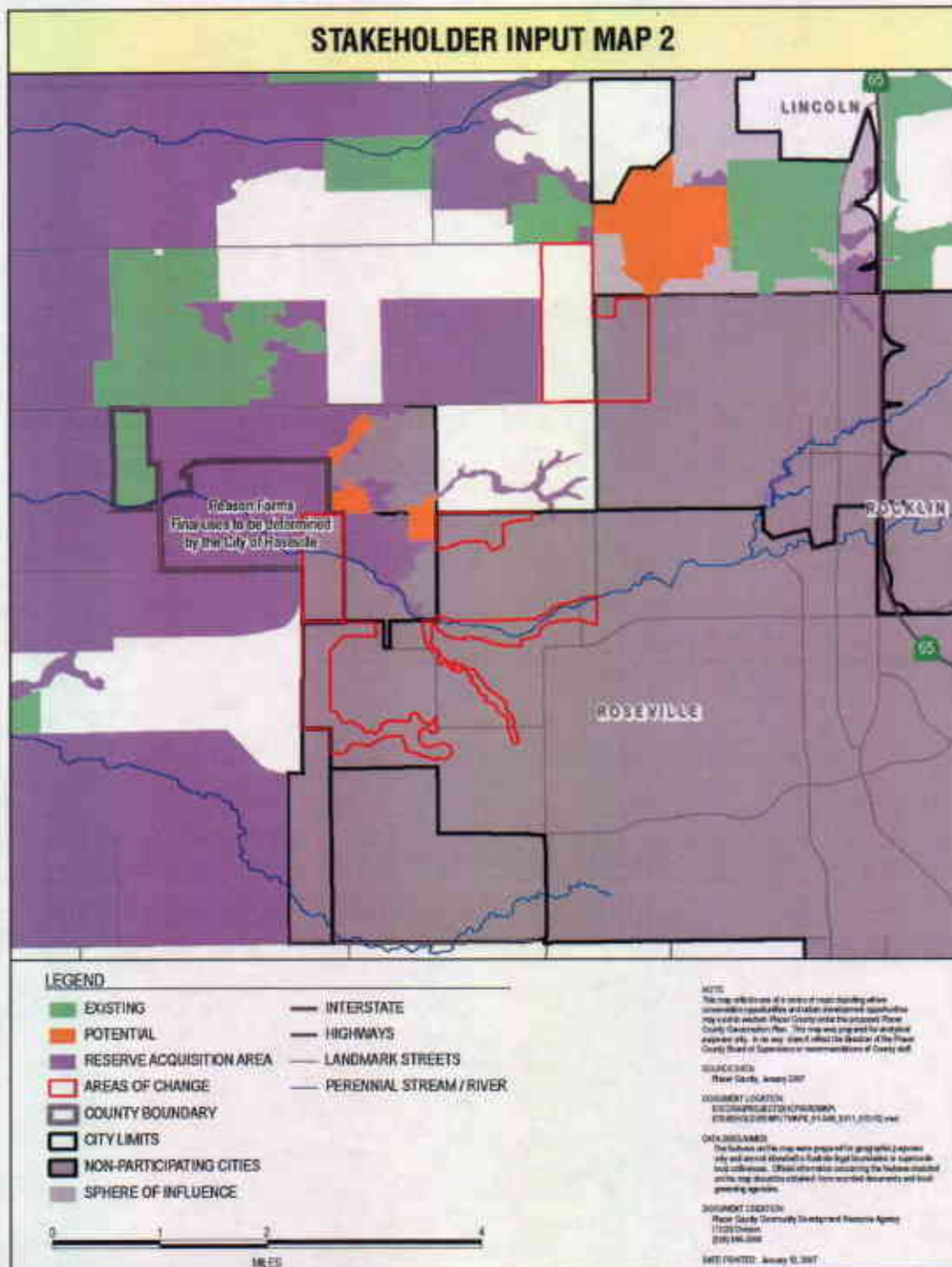
Projected Land to be Converted from Undeveloped to Developed Land - 2002 to 2050 (Measured in Acres)

Geographic Area	Acres	Percent of total
Development Opportunity Area--County	9,700	14%
Development Opportunity Area--Lincoln Planning Area	8,500	13%
Existing Urban and Built Up - County	21,100	31%
Existing Urban and Built Up - Lincoln	4,700	7%
Rural Residential - County	10,300	15%
Non Participating Cities	13,000	19%
Total Phase 1 Area	67,300	100%
PCCP area excluding non-participating cities	54,300	

Exhibit D-1 **Stakeholder Input - City of Lincoln**



Stakeholder Input - City of Roseville



Stakeholder Input - Richland Communities

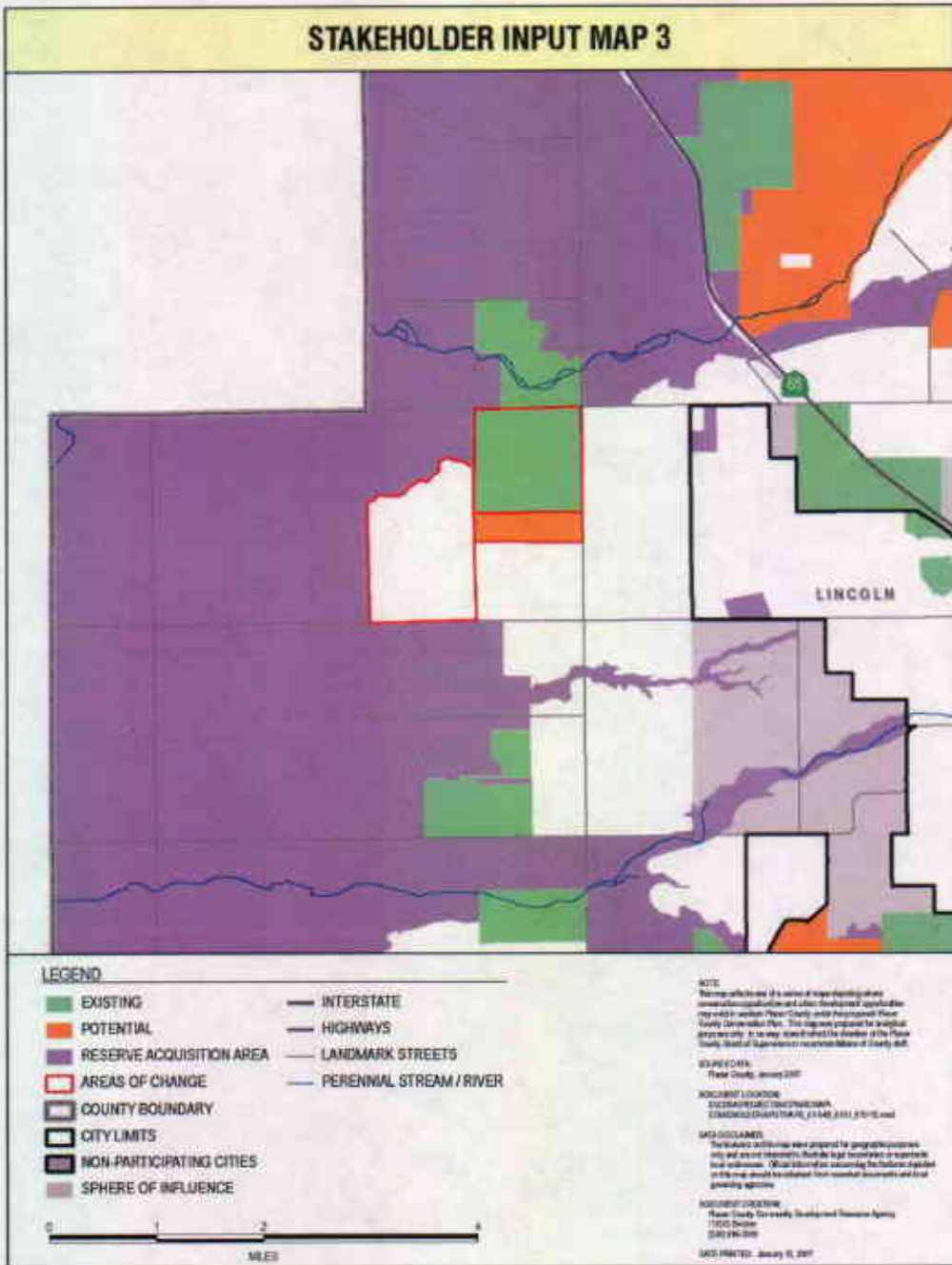


Exhibit D-4A
Stakeholder Input - Mike Musolino

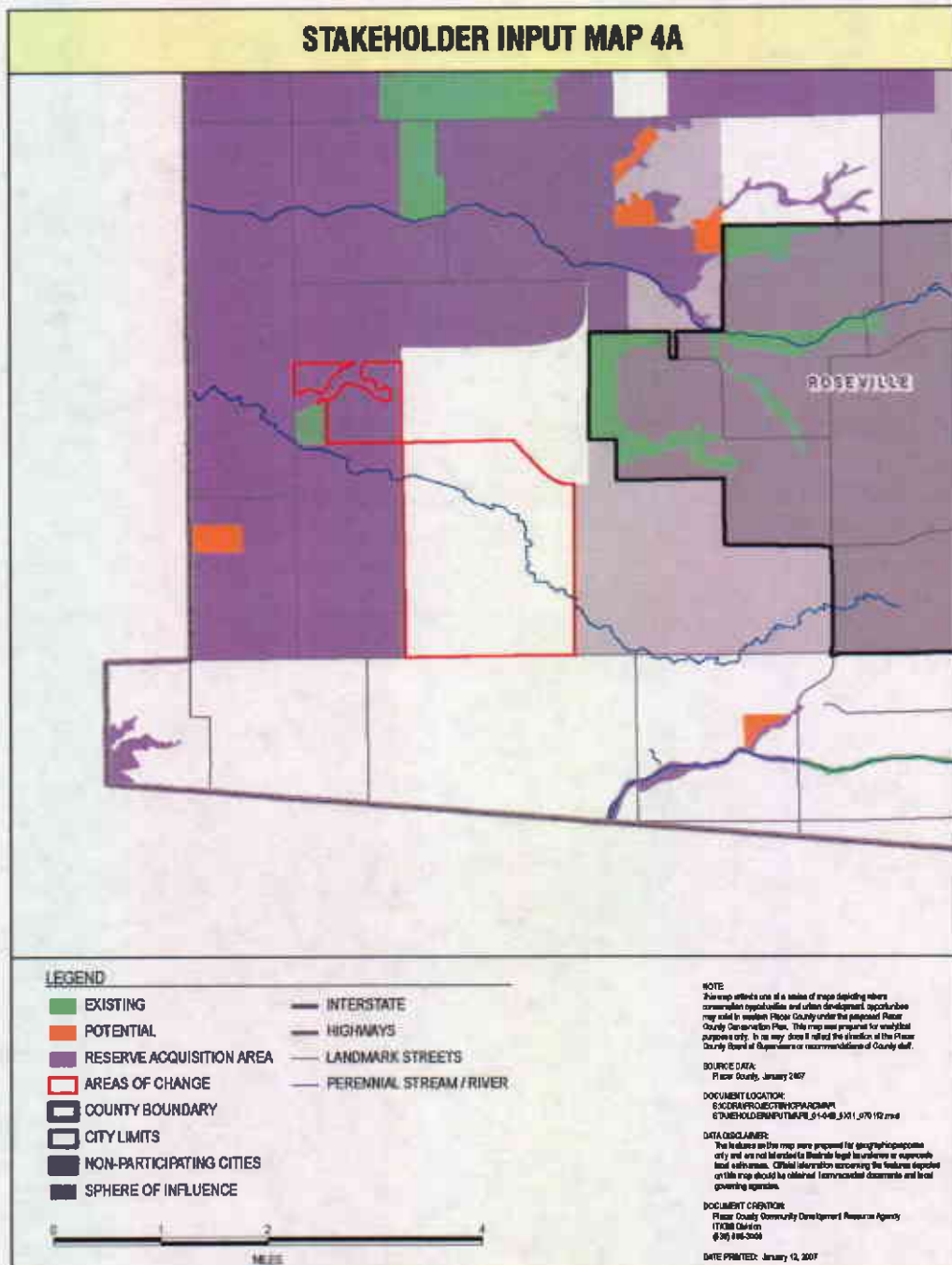


Exhibit D-4B
Stakeholder Input - Mike Musolino

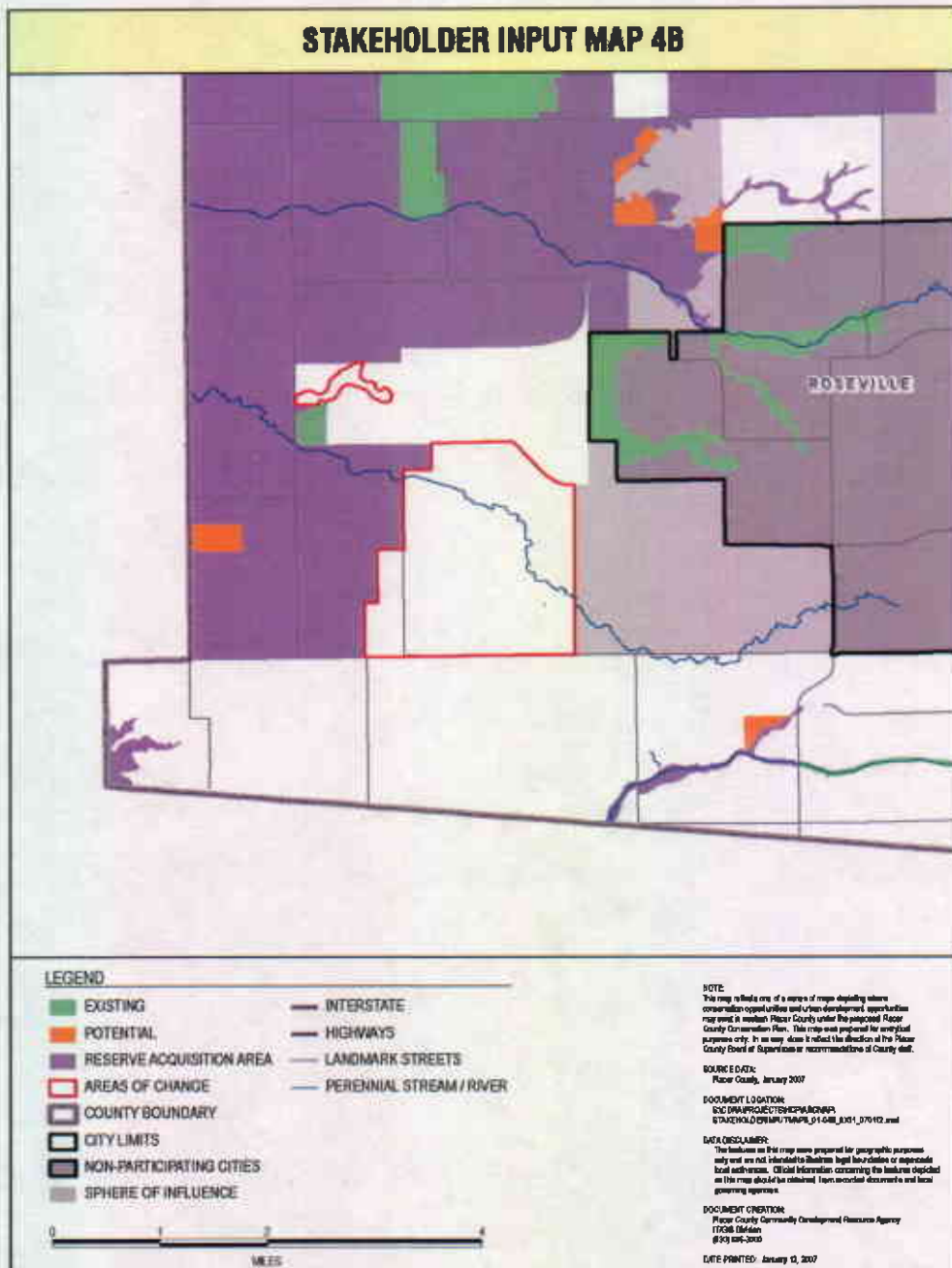


Exhibit E **August 1994 City Limits and Subsequent Growth** **Through 2006**

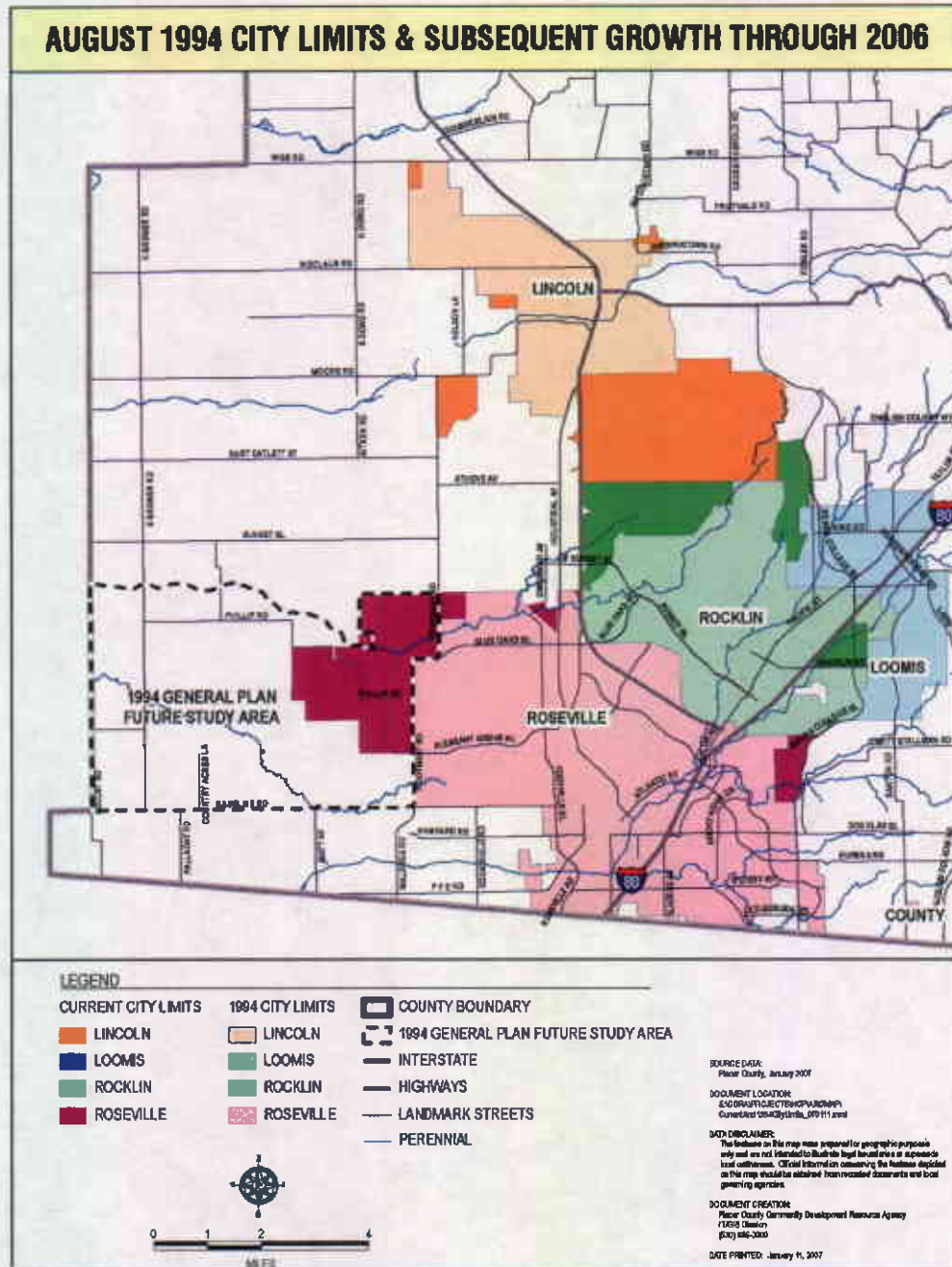


Exhibit F

West Placer Major Projects, Lincoln, Roseville, & Unincorporated County

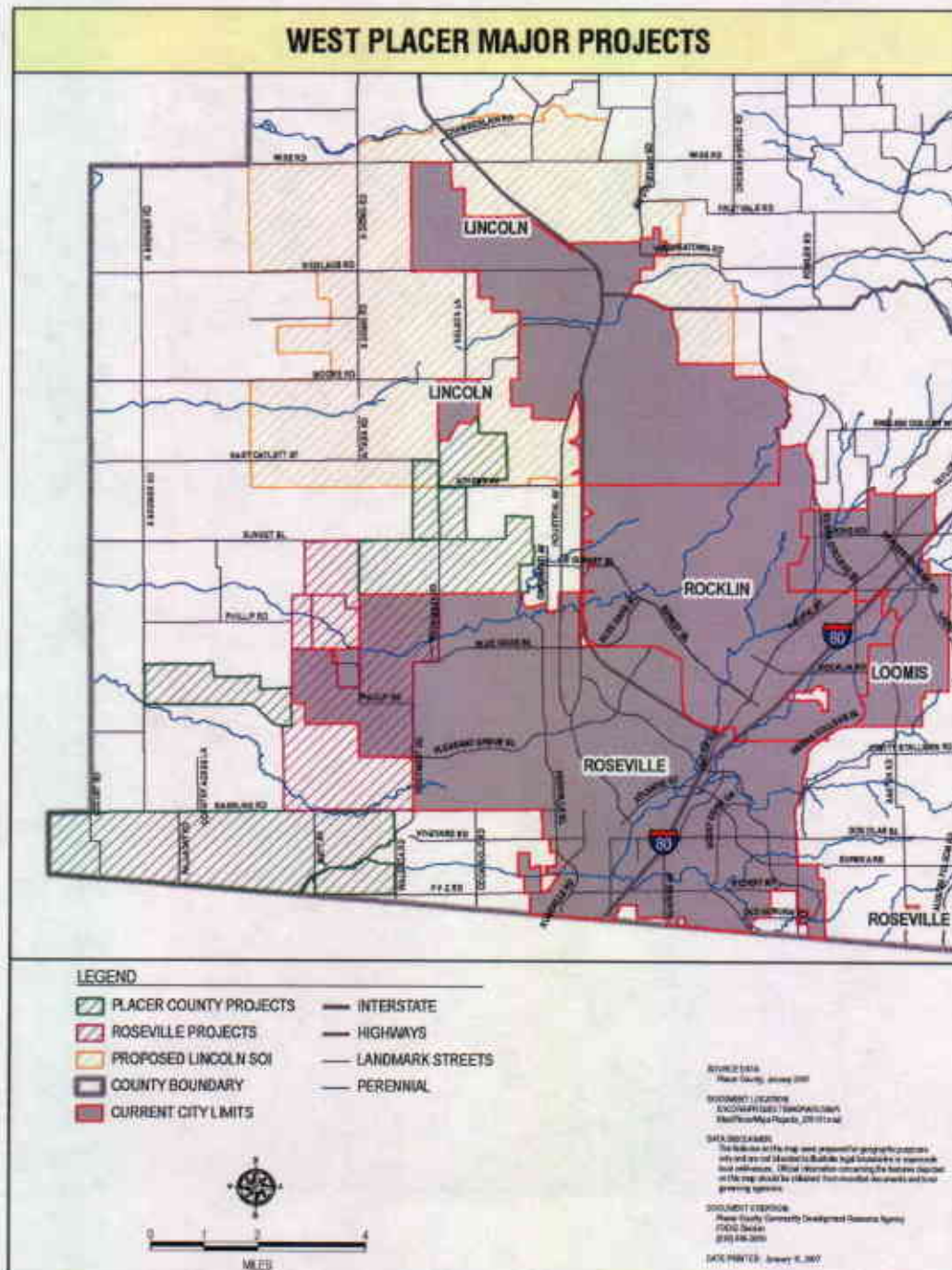


Exhibit G

Public Outreach Efforts - Meeting Summary

Public Outreach Efforts

In response to the Board's direction, staff conducted a series of meetings and distributed information related to the reserve map alternatives and the proposed work program. Information was prepared on the PCCP with a particular emphasis on the 16 reserve map alternatives that were previously prepared by staff and various stakeholders. No particular emphasis was placed on one map over another map. No recommendations were given, although support and/or deficiencies in the maps by the State and Federal wildlife agencies were identified when input had been previously received from the agencies.

Presentations were given on the basic purpose for each of the reserve maps, who conceived each of the maps (i.e. staff, stakeholder groups), and the potential for the map to be successful or not, based upon the requirements of the State and Federal resource agencies. Meeting notice was provided by e-mail, the County's website and through a press release.

The purpose of the December meetings was to provide the public with information on each of the reserve map alternatives and to discuss the overall work program. The objective of staff was to distribute information and receive input from the public. While most of the meetings focused on one of the previously established working groups, all meetings were open to anyone who wanted to attend, and notices for each meeting were sent to persons on the County's established e-mail registries. The December meetings included:

- December 7, 2006 – Community Forum
- December 8, 2006 – Interagency Working Group
- December 12, 2006 – Environmental Stakeholder Working Group
- December 12, 2006 – Biological Stakeholder Working Group
- December 15, 2006 – Landowner/property owner Stakeholder Working Group

During the first two weeks of January, staff held a series of follow-up meetings to report back to the stakeholders and public on the information that was collected in December, to receive additional comments and suggestions, and to consider any additional alternative maps that stakeholders may have prepared. The January meetings included:

- January 4, 2007 – Biological Stakeholder Working Group
- January 5, 2007 – Landowner/property owner Stakeholder Working Group
- January 8, 2007 – Agricultural Commission

In addition to the above interactive meetings with the public, the November 20, 2006 staff report has been made available on the County's website. The presentation materials that were used at each of the stakeholder discussions and additional

background information on each of the reserve map alternatives were distributed by e-mail and were made available at each meeting and on the County's website. Consistent with the Board's direction to allow the public the maximum amount of time possible to prepare for the January 23, 2007 Board meeting, this staff report was distributed on January 12, 2007 to all persons on the County's established e-mail registry and was also made available on the County's website.

Lastly, staff also coordinated with the City of Lincoln, the Placer County Water Agency and the South Placer Regional Transportation Authority in that each of these entities has requested regulatory coverage through the PCCP.

Stakeholder Input

Over 150 individuals participated in the various opportunities to provide input, including representatives from property owners, environmental groups, State and Federal agencies, and the general public. While approximately 60 percent of the questions raised at the meetings were asked by three individuals, in general the questions raised covered a wide range of topics concerning the proposed PCCP. In some cases questions were posed that staff was not able to answer at the meeting; staff has provided the specific responses in this summary document. A number of comments focused on a consistent set of themes, while other comments were unique or property-specific. Please note the following is a summary of the questions raised at each of the meetings it is not intended to be a summary of all of the comments raised. A summary, by topic, of the comments raised at these meetings can be found in the Planning Department's January 23, 2007 PCCP staff report to the Board of Supervisors.

COMMUNITY FORUM
December 7, 2006 - 6:30pm
Planning Commission Chambers, CDRA Building

The meeting was called to order at 6:35 pm. Michael Johnson, Placer County Planning Director, introduced himself and the County staff present (Loren Clark, Melissa Batteate, and Breann Larimer).

Michael gave a presentation that introduced the Placer County Conservation Plan (PCCP) and provided a summary of the reserve design map alternatives that have been prepared to date. At the conclusion of the presentation, Michael opened up the floor to questions and comments.

The following summarizes the questions raised at the meeting:

1. What are the finances needed to fund the PCCP, and who will pay these monies?

Response: The estimates for a fee title acquisition were derived from the *Cost Analysis for PCCP Alternatives – Revised Draft*, dated November 1, 2006 and prepared by Hausrath Economics Group (HEG). The *Preliminary PCCP Financing Plan Discussion*, dated July 11, 2005, provides a range of public and private financing alternatives for implementation of the one-time and ongoing costs associated with the PCCP. The PCCP Finance Plan cannot be prepared until such time that the conservation strategy is complete, which in turn is based upon the selection of a reserve alternative map.

2. What are the various options available to fund the PCCP program? Will current/future property owners have to pay the cost?

Response: The question is directed at the options available to finance the implementation of the PCCP. See the comment above regarding the documents available regarding PCCP costs and options to fund the program.

The cost of the PCCP will be borne by the beneficiaries of the PCCP's regulatory relief. Such costs are borne by the same beneficiaries today under the status quo regulatory environment. In real estate markets with strong demand relative to supply, these and other costs of infrastructure needed for new development may ultimately be paid by future homeowners and businesses. Conversely, in a market where there are more substitutes (i.e., where buyers have more choice), costs such as these result in lower developer profit margins and, over the longer term, are reflected in lower land values as developers reduce what they are willing to pay for land.

3. What are the habitat values in the Curry Creek area as compared to the area west of Lincoln? Would the Curry Creek Community Plan be in the development area?

Response: The PCCP does not place higher or lower values on lands located within the PCCP Planning Area. All undeveloped land located within the future PCCP reserve system would be considered important for the ecological viability of the reserve, providing foraging, shelter, dispersal, and breeding opportunities for wildlife species covered under the PCCP Program. The Curry Creek Community Plan boundary is included as a development area in the majority of the alternatives. The final determination of Curry Creek land uses will be the result of deliberations of the Board of Supervisors.

4. Why is it that on some maps Curry Creek vernal pools are a low priority and on other maps they are a high priority?

Response: None of the map alternatives identify high or low priority vernal pools. The question appears to be directed at why some maps identify vernal pools and others do not. The County has prepared a GIS dataset that identifies the location of vernal pool complexes in western Placer County. Some maps show this dataset and others do not. The maps intended for reproduction at a larger scale tend to include this dataset, and maps intended for reproduction at a smaller scale tend to not include this data as it becomes difficult to read on a small map. Based on the County's GIS dataset, vernal pool complexes have been identified in the Curry Creek area and, depending on the scale and intended purpose of the map, these resources will either be shown or not.

5. The concept of the PCCP will completely take away my property rights. I do not mind zoning regulations. The current status quo system of patchwork acquisition has worked well for the State/Federal government - why should be change the process?

Response: Land in the "purple" areas on the reserve maps will not be rezoned. All of these lands are currently zoned for agriculture or open space uses. Property owners in the purple areas will still have the ability to farm their property (or conduct any activity permitted by the County's Zoning Ordinance) or sell to an interested party if so desired. If a property owner in the purple area wishes to sell their property or an easement on their property for incorporation into the PCCP reserve system, they would have the ability to do so.

Many of the reserves acquired throughout the region were acquired for waterfowl habitat. The resulting patchwork of protected land provides waterfowl habitat in Central Valley's Pacific Flyway and are located throughout the Central Valley, particularly in areas with rice production. The PCCP must

have an integrated conservation area for a wide-range of species, some of which require a watershed-level approach to conservation (i.e., salmon/steelhead). It is not possible to obtain the regulatory coverage of the PCCP with a number of small, isolated, patchy, habitats that serve the need of just one or two species. The Science Advisors Report for the PCCP provides additional information on building the reserve system over time.

6. What is the basis for using a figure of 60,000 acres for the reserve acquisitions?

Response: The 60,000-acre figure in the presentation was a benchmark upon which all alternatives are measured against. Each alternative needs to be compared against the same standard so that the results can be compared accurately. This figure does not represent the final negotiated acquisition acreage. The estimate is the potential area that would be required for the permits sought by the County and its partners. The number was based upon a model run from the County's GIS system from the June 2005 Agency Review Conservation Strategy. This initial conservation strategy used a standards-based approach utilizing fixed ratios of replacement for each habitat or community-type. It is likely that this initial estimate is high. Negotiations on the actual amount of land needed would commence once a reserve area map was selected for further review.

7. The original assumption was 2.5:1 for vernal pools mitigation. Has this number changed?

Response: The February 2005 PCCP impact/take model used a vernal pool mitigation standard of 3.25:1. This ratio included a preservation ratio of 2:1 and a restoration ratio of 1.25:1. That standards-based approach was rejected by the wildlife agencies in June 2005. The model is now dependant upon the acreage of vernal pool preservation achieved in the reserve areas. Restoration will be a part of the PCCP conservation strategy; however, the ratio required is yet to be determined. The resource agencies have indicated that the County needs to focus on the vernal pool preservation numbers prior to discussing ratios for vernal pool restoration.

8. What resources are present that cause a given piece of land to be included in the reserve/purple area?

Response: The reserve area boundary was delineated from a number of factors including: 1) political boundaries; 2) General Plan land use designations that are predominately Agriculture or Open Space; 3) existing habitat; and 4) existing land use. The primary concern is whether or not a given area has the range and quality of natural communities that provide the necessary habitat conditions for the 33 covered species. Some areas are essential to these species (e.g., the vernal pools for the fairy shrimp and

tadpole shrimp), while other areas provide important foraging areas (e.g., grasslands for Swainson's Hawk). For salmon and steelhead, there are site-specific habitat conditions that are necessary (e.g., spawning gravels) as well as more general concerns about water quality.

Some areas do not have the necessary conditions to support listed species, but the fragmentation and development of these areas would preclude the ability to assemble an integrated and comprehensive reserve area. This lack of cohesiveness could result in a patchy or isolated, spatially-separated reserve system. Without these areas holding together the reserve area, it may not be possible to get the regulatory coverage that the County has been seeking. Consequently, all open lands that are unfragmented, even if they do not support sensitive species, can contribute to the viability of the PCCP reserve area.

9. Why is the area at Camp Far West Reservoir near McCourtney Road included in the reserve/purple area when there are no vernal pools present?

Response: The PCCP is intended to provide more regulatory relief than just impacts to vernal pool species. The PCCP covers 33 species that inhabit a range of natural communities including oak woodlands, grasslands, aquatic habitats, riparian areas and rice land. The area near Camp Far West is comprised of oak woodland, oak woodland savannah, riparian areas and wetland areas.

10. Why are the northern and eastern areas of the County included in the reserve/purple area when salmon and steelhead cannot reach those areas?

Response: Salmon and steelhead are not found in the Bear River above Camp Far West Reservoir Dam and similarly are not found on any portion of the American River in Placer County. However, salmon and steelhead are found on Auburn Ravine, Coon Creek, Doty Ravine (a major tributary of Coon Creek), Dry Creek and many of its major tributaries (e.g., Miners Ravine and Secret Ravine). The watersheds of these major drainages cover much of western Placer County, including all of the Loomis Basin and the majority of the foothills east of Lincoln to the Nevada/Yuba County line and westerly to Sutter County. One of the primary impacts on salmonids is the degradation of water quality, including sediment loading. Many of the impacts are generated by development and land use activities throughout the foothills. The PCCP is intended to cover these land development activities throughout the area whenever salmonids are likely to be present.

11. Why are the blue oaks included in the reserve/purple area?

Response: The primary need for oak mitigation is associated with the recently amended State law (Public Resources Code Section 21083.4) related

to CEQA. This statute requires counties to mitigate the conversion of oak woodlands when such conversions will have a significant effect on the environment. Additionally, the County's General Plan, Community Plans and the Tree Preservation Ordinance require conservation/mitigation to oak woodlands. Additionally, by covering oak woodlands now, the County protects itself from the impact of future species listings that are associated with oak woodlands.

12. What construction activities impact the blue oak woodlands?

Response: Impacts on oak woodlands are largely associated with land development activities including building construction, road/driveway construction and other site improvements. Some impacts are associated with agricultural activities (e.g., clearing land for rangeland or vineyard production), but such activities are typically exempt from County and State requirements.

13. Why not protect the existing vernal pools and allow development in areas where there are no vernal pools?

Response: The question appears to be directed at why the County is allowing impacts to vernal pools when avoidance in these areas would eliminate the need for the PCCP reserve area. The adopted General Plans of the County and City of Lincoln, as well as the proposed sphere of influence of Lincoln, show that the logical pattern for growth is to the west of existing services. Growth north of Lincoln is limited by existing entitled mining operations (Teichert), the floodplains of Coon Creek, Yankee Slough and the Bear River and a significant amount of land already protected in perpetuity. Growth to the east is not possible for Lincoln because of the highly fragmented rural residential areas of unincorporated Placer County. For the County, the growth that is being considered is largely consistent with the 1994 General Plan. Portions of the Regional University project and the Placer Ranch project will require General Plan amendments. However, the impacts to vernal pools in these areas are limited. While the Placer Vineyards project has significant vernal pool impacts, the General Plan designation for Placer Vineyards for approximately 14,500 units dates back to 1994. To avoid impacts to vernal pools altogether would require a significant modification to the growth patterns that have been contemplated for western Placer County since 1967 when the County adopted its first General Plan.

14. What values are being used for the possible acquisition of lands? Does this assume outright acquisition (fee title) or conservation easements?

Response: The estimates for a fee title acquisition are derived from the *Cost Analysis for PCCP Alternatives – Revised Draft*, dated November 1, 2006 prepared by Hausrath Economics Group (HEG). These estimates were derived from a number of sources including: Placer County Assessor's Office,

real estate brokers, Natomas Basin Conservancy, and the California Chapter of the American Society of Farm Managers and Rural Appraisers - 2006 Trends in Agricultural Land and Lease Values. The following Table is a per acre summary from the HEG report. Conservation easement values would be approximately 50 percent of the fee title acquisition value. There is an overall assumption that 60 percent of the acquisitions would be fee title and 40 percent would be conservation easements. The final percentage of fee title vs. conservation easements wouldn't be known until after 2050.

	<u>Valley</u>	<u>Foothills</u>	<u>Sutter Co</u>
Vernal pool grassland	\$65,000		
Rice	\$9,000		\$5,000
All other ecosystems (large parcels)	\$15,000	\$10,000	
All other ecosystems (small parcels)	\$25,000	\$25,000	

15. The U.S. Fish and Wildlife Service has succeeded for years by acquiring a patchwork of mitigation lands. Why can we not continue to proceed in that manner?

Response: The question relates to observations, outside of Placer County, where the wildlife agencies have allowed or even encouraged a patchwork of reserve areas as a means of acquiring land for conservation. If such a patchwork is encouraged elsewhere, why is it discouraged in Placer County?

Many of the reserves acquired throughout the region were acquired for waterfowl habitat and the patchwork allowed for acquisitions throughout the Central Valley's Pacific Flyway and are integrated within the rice areas of the valley. The PCCP must have an integrated conservation area for a wide-range of species, some of which require a watershed-level approach to conservation (i.e., salmon/steelhead). It is not possible to obtain the regulatory coverage of the PCCP with a number of small, patchy, habitats that serve the need of just one or two species.

16. Why does the reserve/purple area include farmland off Highway 65 in the Lincoln area when there are no trees or blue oaks?

Response: The area in question is designated Agriculture 80 and is zoned Farm 80-acre minimum. The property owner had previously requested changes to the zoning and General Plan designation during the General Plan update of 1992-94, but was not successful in seeing the designations change. The property is included in the reserve area boundary because of the existing land use designations that potentially provide for the conservation of the property as farmland. Even without listed species being present, the conservation of farmland consistent with the General Plan policies provides for a large reserve area of contiguous properties. If the property owner was a willing seller for conservation purposes, the grassland habitat on the property

provides important habitat for a number of bird species, including the listed Swainson's Hawk. Yankee Slough is also present on the property and has the potential for restoration.

17. I am confused and concerned that proceeding with the PCCP is a taking of the value of my land.

Response: See the response to Question 5.

18. I know of 2 counties that passed regulation for conservation over in the Bay Area. One passed a sales tax so the County could go and purchase conservation land. Placer County passed a law regarding conservation but the people didn't want to pay a sales tax.

Response: The question is directed at the ¼ cent sales tax measure that Sonoma County passed to implement their open space conservation objectives. The County attempted a similar sales tax increase in November, 2000 but was unsuccessful. An accompanying advisory measure passed, but the sales tax did not.

19. Can areas within the reserve/purple boundary still get developed?

Response: The PCCP reserve area does not change the General Plan or zoning designations on any property, either inside or outside the reserve boundary. Consequently, property can be developed consistent with its current land use designations with or without the PCCP. If a property were located within the reserve boundary (purple), a successful application for a General Plan amendment and/or rezoning would effectively remove the property from any potential conservation status. It is possible that any application for such changes, when a property is located within the reserve boundary, may be subject to additional review if the development of such a property caused the viability of the reserve area to be at risk.

20. What wildlife agencies use themselves is a patchwork and they seem to keep using it.

Response: See the response to Question 15.

21. While it is stated some development can still occur within the reserve/purple boundary, much of that area has already been developed with rural residences that will most likely never produce mitigation value. Knowing this, it is reasonable to assume that additional development will be allowed within the reserve/purple area?

Response: In all of the alternatives, most of the purple areas represent parcels that could be incorporated into a reserve system (i.e., those which are

not currently developed). To provide some context, in Alternative 14, the purple area spans approximately 88,200 acres. Of that total, approximately 8 percent (7,458 acres) is comprised of parcels smaller than 20 acres. Thus, approximately 92 percent of the purple area is available for incorporation into the reserve. And of that 92 percent, the County would need approximately 76 percent of the land to be incorporated into the reserve system. In addition, of the approximately 1,125 property owners located in the purple areas, approximately 60 percent of the owners are located within the parcels sized less than 20 acres. Thus, effectively, the majority of the reserve system would be assembled from properties owned by approximately 445 property owners.

22. What is the benefit to having your property in the reserve/purple area, and how can you get out of that area in the future?

Response: The property owner is expressing concerns over the PCCP versus the status quo regulatory environment. The concern is that the PCCP will limit a property owner's right to pursue changes in land use designations. Under the status quo option, a property owner could apply for a General Plan amendment or rezoning without the "stigma" of a reserve designation that at least implies that the property should be preserved versus developed. The question also seeks clarification on how one can be removed from the PCCP reserve area.

The PCCP reserve area does not change the General Plan or zoning designations on any property either inside or outside the reserve boundary. If a property were located within the reserve boundary, a successful application for a General Plan amendment and/or rezoning would effectively remove the property from any potential conservation status. It is possible that any application for such changes, when a property is located within the reserve boundary, may be subject to additional review if the development of such a property caused the viability of the reserve area to be at risk.

23. How does this program help someone in agriculture? What is the benefit of selling the land and having a conservation easement that restricts the property? On a large scale, how does the PCCP benefit farmers/landowners?

Response: While the PCCP is not specifically developed as an agricultural conservation program, the program will provide for agricultural conservation consistent with General Plan policy and the Placer Legacy program. A conservation easement would only restrict the speculative value of the property. Most common agricultural practices could continue. The owner of agricultural land would benefit because they would be able to capitalize the habitat/mitigation value of their land. Overall, agriculture would benefit because the creation of reserves provides for agricultural conservation in perpetuity, limiting the potential for incursion of incompatible land uses. The sensitive species that exist in western Placer County are largely dependent

upon the County's agricultural environment because of the type of crops that grow in the County, the development of a region-wide water infrastructure, and the amount of land dedicated to agricultural production. The County also has the good fortune of having species that have lived with, and even benefited from, the types of agricultural production that exists in our western County landscape.

In terms of the benefits to the development community, that is a clear objective of the PCCP. Regulatory relief is being pursued to provide additional certainty, to avoid redundancy in regulations and to provide some amount of local control. This is to be balanced with improved land conservation and monitoring when compared to status quo where no plan is present and land acquisitions occur throughout the landscape in an uncoordinated manner.

24. What is the definition of a vernal pool?

Response: The definition of a vernal pool is determined by the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, the regulatory agencies that have jurisdiction over these wetland types. A comprehensive definition and discussion of vernal pool ecosystems can be found in the U.S. Fish and Wildlife Service *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon*, December 15, 2006 (http://www.fws.gov/sacramento/es/recovery_plans/vp_recovery_plan_links.htm)

The recovery plan provides the following description of a vernal pool:

"....Vernal pools are a unique kind of wetland ecosystem. Central to their distinctive ecology is their ephemeral nature. Vernal pools fill with water temporarily, typically during the winter and spring, and then disappear until the next rainy season. In California, where extensive areas of vernal pool habitat developed over a long geological timeframe, unique suites of plants and animals have evolved that are specially adapted to the unusual conditions of vernal pools. Fish and other predators are among species that have been excluded evolutionarily by the annual filling and drying cycles of vernal pools. The prolonged annual dry phase of the vernal pool ecosystem also has prevented the establishment of plant species typical of more permanent wetland ecosystems..."

25. What is the purpose of the reserve/purple area when the PCCP is going to allow some of the existing vernal pool resources to be destroyed?

Response: There are significant land development proposals that have the potential to impact the remaining vernal pools in Placer County. Impacts to these vernal pools are regulated by the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers. Impacts are expected to take place over the next 20-years or longer. The PCCP provides an alternative regulatory program to address the anticipated impacts by preserving large complexes of vernal pools within a large preserved landscape.

26. Is there anything in that precludes a property owner from certain activities within the reserve/purple area versus what they can currently do?

Response: The PCCP program will not rezone properties. It is up to the property owner if they wish to participate in the program by either selling their property or selling an easement. With the PCCP program in place, property owners in the purple will be able to conduct the same activities they currently conduct, appropriate with the existing zoning on their parcel.

27. Is it really necessary to proceed with the PCCP and create have and have-nots? It would appear that the status quo is more fair.

Response: The status quo alternative cannot be measured for fairness because the outcome over the next 50-years is not predictable. There is no conservation plan under status quo and consequently land acquisitions for mitigation would occur without any sense as to where or when such acquisitions are going to take place. Each project will mitigate its impact following negotiations with the wildlife agencies and potentially following litigation.

While its true that the current system is not broken, the regulatory environment is changing rapidly due to new regulations at the state and federal level, case law, changes in local standards and provide no overall coordination.

28. What are the standards for mitigation for status quo?

Response: For status quo, the standards could vary project-by-project. While there are many guidelines that are used, there are no fixed, regulatory statutes that guide mitigation. The PCCP will recommend fixed standards for the 33 species that are covered by the plan. These standards are intended to be in place for the duration of the permit.

29. Is the PCCP a fair system?

Response: Only an individual who has been regulated can judge fairness. The PCCP is intended to provide all those who are regulated with one common and consistently applied set of regulations.

If the question is directed at whether or not having a reserve boundary treats property owners fairly, the staff can respond by stating that the PCCP does not change the current zoning or land use designations on a given property. Restrictions on future speculative development value would only be imposed if the property owner sold the land for fair market value for conservation purposes in either fee title or with an easement. At the same time, the property owner would receive compensation for the value of the land for habitat reserve and mitigation for impacts associated with land conversion for new development.

30. Is the status quo system going to have larger mitigation ratios?

Response: The status quo regulatory environment will have variable mitigation ratios. Because staff cannot predict how regulations will change over the next 50 years, staff cannot assume whether mitigation ratios will be larger or smaller. The vernal pool ratios that result from the agency-preferred reserve maps (Alternatives 2, 4, 6, and 7) all provide for ratios that are less than the status quo requirement.

31. Why are we protecting vernal pools? Some view these features as 'nature's cesspools' that create habitat for breeding mosquitoes.

Response: The vernal pools are regulated in Placer County because of the presence of federally-listed endangered species, federal regulations related to wetlands and because of their rare native plants. As such they are considered a rare and biological rich environment that is unique to a few parts of the world.

While vernal pools do accumulate water as part of their hydrological cycle, typically vernal pools are drained before mosquitoes breed. Other perennial and seasonal marshes may result in mosquito breeding but it is not common for such problems to be associated with vernal pools.

32. Does being within the reserve/purple area preclude me from filing a development application just as I can today under the current system?

Response: Land located within the white area will be encouraged to mitigate in the purple areas. The PCCP reserve area does not change the general plan or zoning designations on any property either inside or outside the reserve boundary. If a property were located within the reserve boundary, a successful application for a general plan amendment and/or rezoning would effectively remove the property from any potential conservation status. It is

possible that any application for such changes, when a property is located within the reserve boundary, may be subject to additional review if the development of such a property caused the viability of the reserve area to be at risk.

33. Does the PCCP dictate who would oversee the mitigation process?

Response: The PCCP will be managed by a joint powers authority or similar framework and as such mitigation would be coordinated with that agency.

34. If you are in the reserve/purple area and are allowed to develop, do you still need to provide mitigation?

Response: The purple areas represent the general locations where mitigation and land conservation would be encouraged. As in the status quo, development impacts located in the purple and white areas would need to provide mitigation.

35. How does a property owner "get out" of the reserve/purple area?

Response: See the response to Question 22.

36. There are health issues such as West Nile virus that need to be addressed when you consider preserving vernal pools.

Response: See the response to Question 31.

37. Will the reserve/purple area be locked up for 50 years or longer?

Response: The PCCP program would acquire lands in perpetuity.

38. Essentially, properties located in the reserve/purple area that are not adjacent to the white/developed areas would be more or less locked up in perpetuity in the existing land use scenario?

Response: See response to Question 19.

39. Has Placer County ever released through cancellation a Williamson Act contract?

Response: To date, Placer County has not cancelled a Williamson Act contract.

40. Why does the reserve/purple area extend into the Loomis/Penryn basin when there are no resources there?

Response: The Loomis and Penryn area has a number of significant resources, including oak woodlands, riparian areas, wetlands and salmon/steelhead bearing streams with important spawning areas. The PCCP will provide regulatory coverage in this area. In that extensive oak woodlands are not available for conservation in this area and because land values are so high, the majority of the protected lands will be stream corridors and wetlands.

41. Would State and Federal approval be needed to allow properties located within the reserve/purple area to be developed?

Response: If sufficient lands cannot be acquired to meet the County's mitigation obligations, the PCCP agreements cannot be met. Conditions of the permit would need to change (if that was possible) or the permit could be suspended and regulatory coverage through this program would no longer be available. See the response to Question 19.

42. What qualifies an area to be designated purple [conservation] or white [development]? Is the purple area better?

Response: The Planning Department cannot determine an individual property owner's reaction about being within a potential conservation reserve area versus an area (the white boundary) that would be dominated by urban and rural residential development. The one area would insure the long term conservation of agricultural land while the other would be developed with a range of non-agricultural land uses.

The area around Sheridan and along McCourtney Road were excluded from the reserve boundary because they are already subdivided to 10-acre parcels and consequently the property is generally too fragmented to a priority area for acquisitions.

43. What resources were used to identify wetlands and vernal pools for the alternative reserve maps?

Response: The County largely developed its own data resources for the PCCP. The primary source for evaluation is vegetative mapping that was completed down to a 1/10th acre minimum mapping unit using the State's Wildlife Habitat Relationship System for classification.

44. Is it possible that the current maps miss certain resources and include other resources that are not there?

Response: The information was not based upon site-specific information because access to private property is limited. Consequently, more refined information would be needed when evaluating a property for acquisition and to determine the scope of a project's impacts.

45. What data is the resources agency requiring?

Response: The data collected for the PCCP has all been acquired with the knowledge and concurrence of the wildlife agencies.

46. Is there some type of incentive program that would encourage property owners to be included in the reserve/purple area?

Response: All property owners who participate in the PCCP reserve area would be compensated based upon the fair market value of the property rights that they relinquish including an outright sale of the property as one option.

47. Is there an assumption that some resources are protected in the developed/white area?

Response: These numbers assume that stream corridors will be avoided throughout the white areas. An additional standard for onsite avoidance is not factored into these numbers. Resources related to the stream buffers may be incorporated into the reserve system on a project-by-project basis depending on their adjacency to the stream corridor.

48. If the reserve/purple area is seen as an "opportunity area" to be used for mitigation, does that mean that not every acre/parcel within the reserve/purple area will be converted to mitigation land?

Response: The first statement is correct. The "purple" reserve area boundary represents an area within which the conservation strategy would be implemented. It is estimated that approximately 75% of that area would be needed for conservation over the 50-year term of the permit. The anticipated early needs are for grasslands and vernal pools because of the projected location of new urban development. The final acreage determination will be made following the selection of the reserve alternative map, determination of conservation needs and final negotiation on mitigation requirements.

49. Is there a desire to have a collected "vote" by the public on a preferred alternative map? What are the Supervisors wanting to know?

Response: At this time the staff is not recommending a single alternative over any other. We are gathering information to report back to the Board on the public's opinion about the various alternatives and the PCCP work program in general.

50. Some mitigation properties are getting \$30,000 an acre for property without vernal pools. Do you have any information on those numbers? Are those numbers transferred down?

Response: See the response to Question 14 regarding PCCP land costs. Actual costs will vary from negotiation to negotiation but would represent the fair market value.

51. What happens if someone is ready to develop but there are no conservation credits not available through the PCCP? Does that developer have to wait? If credits are not purchased for mitigation does that mean a project is delayed?

Response: If the PCCP cannot continue to acquire the necessary properties for mitigation for a given species or habitat, it is possible that those projects which generate impacts on those species and habitat could not receive regulatory coverage. This is true with or without the PCCP.

52. While there are 16 alternative reserve maps being considered, is the intent to select one single alternative map to move forward with? What happens to the other alternative maps?

Response: At some point the County will need to select a reserve map for negotiation with the wildlife agencies. Those alternatives not selected will continue to be assessed for purposes of an alternatives analysis in the Environment Impact Report and Environmental Impact Statement.

53. LEDPA findings - what does that mean?

Response: LEDPA refers to the requirement of the Clean Water Act to have a "least environmentally damaging practicable alternative" in order to issue a permit that fills federally regulated wetlands. The County is proposing that the PCCP is a single comprehensive project and that the proposed reserve area would be considered the LEDPA. This would eliminate the need for an alternatives analysis for each subsequent permit.

54. Is the process a waste of time if the County doesn't move forward with a LEDPA map?

Response: The County has determined that the most comprehensive and worthwhile coverage is to integrate wetland permitting with endangered species permitting and consequently the LEDPA is a critical element of the work program. However, it is possible to proceed without wetland regulatory coverage and the LEDPA finding would not be required. This would give us additional flexibility on reserve design but would be lacking in the type of regulatory relief staff feels is appropriate.

55. What are the opportunities for mitigating Placer County's development impacts by purchasing mitigation land in Sutter County?

Response: The County has reviewed one alternative (Alternative 5) that looked at a portion of Sutter County for mitigation in Placer County. The chief problem that we have is that the resources that are scarce in Placer County, vernal pools, are not found in sufficient numbers or are simply not available in the adjoining jurisdictions. Furthermore, the staff at Sutter, Sacramento and Yuba Counties have all expressed concerns about Placer County mitigating within their boundaries. Lastly, restoration or alterations of the landscape in adjoining counties has the potential to affect the similar conservation plans that are being developed in Yuba, Sacramento and Sutter.

56. If a developer in Placer County was to enter into a private contract with a land owner in Sutter County to purchase mitigation land, would Placer County have any say in the matter?

Response: In a scenario without the PCCP the County would not regulate mitigation acquisitions. That activity would be regulated and monitored by the wildlife agencies.

57. If it is anticipated that 40,000 acres of all the land needed to accomplish the PCCP will be acquired in fee title, who will hold title to that land?

Response: The recommendation is to form a joint powers authority as an administrative function to manage the PCCP. No decisions however have been made in this regard. This entity would likely hold fee title. Land management would likely be contracted to a separate entity.

58. Will there will be management entity to monitor the acquired lands?

Response: See the response to Question 57.

59. How will the PCCP deal with de-listed or listed species?

Response: If a species is delisted and the delisting was partially or wholly dependent upon the conservation of lands in Placer County, the County's lands will be important from a management perspective to insure species recovery. The regulatory obligations to require mitigation would not likely be lifted.

ENVIRONMENTAL SUBCOMMITTEE MEETING
December 12, 2006 - 1:00pm
Planning Commission Chambers, CDRA Building

The meeting was called to order at 1:20 pm. Loren Clark, Assistant Planning Department Director, introduced himself and the County staff present (Michael Johnson, Melissa Batteate, and Breann Larimer).

Loren Clark gave a presentation which introduced the Placer County Conservation Plan (PCCP) and provided a summary of the reserve design map alternatives that have been prepared to date. A copy of the presentation is available at the County's website at <http://www.placer.ca.gov/CommunityDevelopment/Planning/PCCP.aspx>. At the conclusion of the presentation, Loren opened up the floor to questions and comments.

The following summarizes the questions raised at the meeting:

1. Do the PCCP impact acres reflect wet acres?

Response: No. The PCCP impact analysis calculates impacts to wetlands on a complex basis, not on a wet acre basis.

2. Does the USFWS consider upland acreage in its Section 7 mitigation considerations?

Response: No. USFWS staff has indicated that Section 7 applications are evaluated differently from Section 10 HCP applications. Section 7 applications are evaluated on a wet acre basis while Section 10 applications must consider more landscape level characteristics Upland acreage.

3. Can staff provide an explanation of the ratio?

Response: The ratio identifies the amount of vernal pool complex available for preservation, shown either as purple or orange on the maps, compared to the amount of vernal pool complex acreage that will be located in the developed areas and presumed impacted.

4. Can staff identify the rankings identified in the priority mapping exercise?

Response: Staff has that information available in our GIS database and will make this available to anyone who wishes to receive a copy.

5. Does the ratio include 100 percent ownership purchase of the preserved acreage?

Response: Yes, the vernal pool ratio assumes all of the vernal pool complexes identified in the purple and orange areas are incorporated into the PCCP reserve system. It would be appropriate to make an assumption in which some percentage, for example 75 percent, of those vernal pool complexes would realistically be available for incorporation into the reserve. As such, the ratios given for each of the alternatives would be lower than the ratios provided by staff.

6. Does it occur to staff that the County may have too many alternatives to select from?

Response: Staff worked with the City of Lincoln, the resource agencies, and various stakeholder groups to determine a reserve design that meets the needs of everyone involved in this process. Thus, sixteen alternatives were prepared. It became apparent through this process that it will be necessary to make a compromise on the alternative selected as no one alternative meets the needs of every interest group.

7. The four sections in the northwest portion of Lincoln are a key piece for conservation.

Response: This area contains a significant amount of vernal pool complexes and is also a location where the City of Lincoln has identified future growth. This opposing dynamic is a critical factor in the analysis and each alternative attempts to reconcile this constraint in a different way.

8. Is it a reasonable expectation that the existing reserve lands be taken out of reserve and put into development?

Response: Several of the alternatives propose to switch a currently conserved property into land that is available for development. Theoretically this is a possible scenario; however, the likelihood of obtaining the needed authorizations and making this modification successfully absent litigation is fairly limited.

9. The U.S. Fish and Wildlife Service (USFWS) has an 85 percent preservation standard in the Vernal Pool Recovery Plan. Alternative 14 only meets a 16 percent preservation standard.

Response: The preservation numbers in all of the identified alternatives will fall significantly lower than the preservation ratios identified in the recovery plan. The adoption of a HCP is a way to plan for the conservation of vernal

pool resources regionally, allowing for the 85% standard to be replaced with the standards identified in the HCP.

10. Why is urbanization of the East Catlett Road area added into the reserve design in many of the alternatives? It adds more urban edge to the preserve system.

Response: For a number of alternatives, this land was identified for development in an attempt to provide the City of Lincoln with a larger footprint for urban growth. While it introduces more urban edge into the reserve system, this area allows the City to meet some of its growth objectives.

11. Have the wildlife agencies reviewed Alternative 14? What is their view of this alternative?

Response: The resource agencies have not reviewed Alternatives 3a, 3b, or Alternatives 9 through 14. They have indicated that Alternative 14 would be a starting point to focus in on reserve design negotiations; however, they have not had a chance to review the Alternative 14 GIS data or run the analysis needed to make such a determination.

12. What direction will staff be seeking from the Board at the January 23, 2007 meeting?

Response: Staff will be seeking the Board's direction to proceed with the PCCP work program. Should the Board wish to proceed, staff will seek direction on which alternative the Board wishes staff to proceed with.

13. A lot of the public does not see the issue with the environmental problems that Placer County is facing. Does the public understand the link between building the Placer Parkway and Sacramento River Water Diversion project and those projects' need for the PCCP?

Response: Along with the City of Lincoln, the Placer County Water Agency, for the Sacramento River Water Diversion project, and the South Placer Regional Transportation Authority, for the Placer Parkway project, are participating in the development of the PCCP. Those projects anticipate using the PCCP permits as a way to meet their various state or federal mitigation obligations.

14. Does the Placer Parkway run into problems without the PCCP in place?

Response: Placer Parkway is participating in the PCCP program as a way to mitigate anticipated impacts resulting from development of the parkway transportation facility. In the absence of the PCCP, this project will need to obtain its required mitigation independently.

BIOLOGICAL STAKEHOLDERS WORKING GROUP MEETING

December 12, 2006 - 6:00pm

Planning Commission Chambers, CDRA Building

The meeting was called to order at 6:00 pm. Michael Johnson, Placer County Planning Department Director, introduced himself and the County staff present (Loren Clark, Melissa Batteate, and Breann Larimer).

Michael gave a presentation that introduced the Placer County Conservation Plan (PCCP) and provided a summary of the reserve design map alternatives that have been prepared to date. At the conclusion of the presentation, Michael opened up the floor to questions and comments.

The following summarizes the questions raised at the meeting:

1. What percentage of vernal ponds is there in Placer Vineyards, and what percentage of vernal ponds is there compared to the entire map? Can Placer Vineyards develop around the vernal ponds so as to have no impact?

Response: Please refer to the *Placer Vineyards Specific Plan* document for details regarding the vernal pool acreage located within the Placer Vineyards project site. Details regarding the amount of onsite resource avoidance and impacts are listed within that document.

2. How much building is allowed adjacent to vernal pools?

Response: At present avoidance of vernal pools is typically measured at 250 feet but can vary when the pool complexes hydrology is taken into consideration.

3. Regarding the anticipated \$1.1 billion cost of the PCCP, who is going to pay that cost?

Response: The cost of the PCCP will be borne by the beneficiaries of the PCCP regulatory permits. Such costs are borne by the same beneficiaries today under the status quo regulatory environment. In real estate markets with strong demand relative to supply, these and other costs of infrastructure needed for new development may ultimately be paid by future homeowners and businesses. Conversely, in a market where there are more substitutes (i.e., where buyers have more choice), costs such as these result in lower developer profit margins and, over the longer term, are reflected in lower land values as developers reduce what they are willing to pay for land.

4. What is the anticipated per acre cost of purchasing mitigation land for the PCCP, either on a per acre or per unit basis?

Response: These costs have not yet been determined because a financial option has not been selected. Costs can vary depending upon whether or not bonded indebtedness is to be used which will include a large interest payment and also whether or not an endowment payment would be required for ongoing costs. Nevertheless the \$1.1 billion estimate for land acquisitions is expected to be borne by the new development that accommodates the increment of new growth between now and 2050. These costs are not proposed to be borne by existing residents and businesses.

5. Will there be different impact/mitigation fees for different areas of the County?

Response: It is too early to determine this specifically. The question is focusing on in-lieu-fee payments and these specific costs have yet to be determined. The mitigation standard for properties containing limited resources (such as an urban infill project) will likely be held to a lower mitigation standard than properties supporting high resource values. These costs would be identified once the PCCP financing options are selected by the Board and the fee structure is identified.

6. There is an ongoing concern that the current taxpayers of Placer County may end up paying for the PCCP, and not the developers.

Response: See the response to Question #3. Much of the cost of the program will be borne by the individuals seeking to use the various State and Federal permits granted to the County through the PCCP, as is the case under the status quo. The financing plan for the PCCP will fully analyze a range of funding sources for covering one-time and on-going costs. The allocation of costs among beneficiaries of the PCCP will be a key criterion for this evaluation. The July 5, 2005 memorandum outlines range of potential funding sources and the key features of each.

7. Is a program such as the PCCP cost effective for developers?

Response: The Board of Supervisors has asked on a number of occasions whether or not the PCCP is cost effective when compared to status quo. Unfortunately this question is nearly impossible to answer because there are so many variables associated with status quo costs and they change from project to project. It is assumed that the PCCP is cost effective because it reduces the time to get permits, has the potential to reduce mitigation ratios and creates a more predictable and certain regulatory environment.

8. There seems to be an inherent conflict in some of the maps drawn by the City of Lincoln, which all but eliminate development in South Placer County? How

will be Board achieve a balance between growth in the City of Lincoln and growth in South Placer County?

Response: The County and the City of Lincoln are working jointly on the preparation of the PCCP. This is one of the reasons why there are so many reserve map alternatives. It is extremely challenging to accommodate the proposed projects in the County and the proposed growth in Lincoln while still maintaining a reserve map footprint that meets the requirements of a regional LEDPA and serves as a regional conservation strategy. Ultimately it will be the decision of the County Board of Supervisors and the City Counsel which reserve map the PCCP will proceed with.

9. Does the Board have jurisdiction over the City of Lincoln? Who is ultimately responsible for approving the PCCP?

Response: The City of Lincoln is proposing to expand its current city boundary through a General Plan Update process. Much of the land they are proposing to expand into is currently unincorporated land within the County's jurisdiction. This land remains in County jurisdiction until such time this land is incorporated into Lincoln's City Limits. This occurs through LAFCO (Local Agency Formation Commission).

10. About how many landowners would be in the purple?

Response: This number fluctuates depending on the alternative. To provide a general estimate using the Alternative 14 boundary, approximately 1,125 property owners are located in the purple boundary. Of this total approximately 445 property owners own land most suitable for the reserve system (i.e. parcels >20 acres in size).

11. What assurances come with having the PCCP in place instead of status quo?

Response: See the response to Question #7.

12. Is there any assurance that if the PCCP is approved, mitigation ratios will not change in future years?

Response: Yes, if the PCCP were implemented, the ratios identified in the plan would be fixed and would not fluctuate from year to year.

13. Based upon what existed in 1937, what percentage of vernal pools still exist in Placer County?

Response: Resource agency staff has suggested that approximately 20% (approximately 16,000 acres) of the historic vernal pools complexes exist today.

14. As the percentage of vernal pools decreases, how does that affect future development?

Response: Future development will need to mitigate for impacts to vernal pools, with or without the PCCP. As vernal pool resources become scarce it will be more difficult to identify vernal pools to conserve.

15. Has the County calculated the loss in value to properties that are placed in the reserve/purple area?

Response: Staff does not agree that land located within the purple areas would be devalued. Land in the purple areas on the reserve maps will not be rezoned. The majority of these lands are zoned for agriculture uses. Property owners in the purple areas will still have the ability to farm their property or sell to an interested party if so desired. If a property owner in the purple wishes to sell their property or an easement on their property for incorporation into the PCCP reserve system they would have the ability to do so.

16. Would the creation of the PCCP result in a drop in tax revenue to the County?

Response: For information on the fiscal implications of the PCCP, including impacts on property tax revenues, the staff had prepared the August 12, 2005 report titled *Local Government Impacts of the Placer County Conservation Plan*. The report was prepared by Hausrath Economics Group for Placer County in order to provide the Board of Supervisors with an early understanding of the fiscal implications of the PCCP work program. The report analyzes the many factors that affect changes in property tax revenue as well as an analysis of offsetting revenues for those lands acquired in fee title.

17. As agricultural activity continues to decline in Placer County, it becomes harder for farmers/ranchers to make a living. If the PCCP is implemented, the County will be limiting the future options available to these farmers/ranchers.

Response: See the response to Question #15. Moreover, many agricultural interests support plans such as the PCCP because they are viewed as implementation of agricultural conservation policies—reducing the intrusion of incompatible land uses and allowing agricultural landowners to capitalize the habitat/mitigation value of their property.

18. What is the amount of money the developers are going to have to pay to purchase mitigation land in Placer County?

Response: The County can only speculate what a developer will pay for mitigation lands. The estimates for a fee title acquisition are derived from the *Cost Analysis for PCCP Alternatives – Revised Draft* dated November 1, 2006 prepared by Hausrath

Economics Group (HEG). These estimates were derived from a number of sources including: Placer County Assessor's Office, real estate brokers, Natomas Basin Conservancy, and California Chapter of the American Society of Farm Managers and Rural Appraisers, 2006 Trends in Agricultural Land and Lease Values. The following Table is a per acre summary from the HEG report. Conservation easement values would be approximately 50% of the fee title acquisition value. There is an overall assumption that 60% of the acquisitions would be fee title and 40% would be conservation easements.

	<u>Valley</u>	<u>Foothills</u>	<u>Sutter Co</u>
Vernal pool grassland	\$65,000		
Rice	\$9,000		\$5,000
All other ecosystems (large parcels)	\$15,000	\$10,000	
All other ecosystems (small parcels)	\$25,000	\$25,000	

19. What is the basis for establishing the 60,000-acre benchmark?

Response: The 60,000 acre figure in the presentation was a benchmark upon which all alternatives are measured against. Each alternative needs to be compared against the same standard so that the results can be compared accurately. The number does not represent the final negotiated acquisition acreage. The number is the potential area that would be required for the permits sought by the County and its partners. The number was based upon a model run from the County's GIS system from the June 2005 Agency Review Conservation Strategy. Negotiations on the actual amount of land needed would commence once a reserve area map was selected for further review.

20. What are the anticipated resources that will be impacted by the projected 54,000 acres of development?

Response: The 54,000 acres of development represents urban development and infill that essentially displaces existing habitat functions and values of a variety of natural community types including grasslands, woodlands, wetlands, and stream systems.

21. Why is property near the Sheridan Mitigation Bank included in the developed/white area? Are those County's interests?

Response: The area in question is to the north and east of the townsite of Sheridan. This is an area that was subdivided into 10-acre parcel a number of decades ago (i.e., the Sheridan Colony Estates Subdivision). Small parcels are typically too fragmented and too expensive to acquire as part of the reserve system. Additionally, there is a large orchard in this area that is largely disconnected from other viable resources. While there is some potential for orchard properties to provide both open space and restoration values, the isolation of this property made an acquisition likely impractical or a low priority. It is important to note that the subject reserve map alternatives do not represent a final boundary. Instead they are intended to provide the basic framework for negotiations.

22. How long does a vernal pool need to be in existence to be considered a vernal pool? Why can't we create vernal pools in Sutter County?

Response: Vernal pools develop over hundreds of years of natural erosion combined with unique soil and subsoil conditions. However, vernal pools are created or restored when soil and subsoil conditions are suitable. Properties such as the Sheridan Mitigation Bank site include such vernal pools and were established for the purpose of selling mitigation credits. Credits sales are authorized once the wildlife agencies have determined that vernal pool function and values have been established. Such credit sales are now allowed to occur shortly after the pools have been constructed. Vernal pools are created following a thorough analysis of the design that includes an assessment of soil/subsoil conditions, hydrologic conditions, the import of organic material to reestablish the native vegetative communities and require a considerable amount of monitoring to insure that performance objectives are met.

Vernal pool mitigation is not presently proposed in Sutter County for a few reasons: 1) vernal pool creation is being discouraged by the wildlife agencies as the basis of a conservation strategy, 2) Sutter County staff have expressed concerns about Placer County mitigating in an adjoining jurisdiction. 3) Sutter County is presently preparing a similar Natural Communities Conservation

Plan and their conservation strategy will likely be based upon the conservation of rice land because it provides habitat for the listed Giant Garter Snake. It would be necessary to convert rice land to vernal pools in order mitigate Placer County's impacts. 4) The rice areas of Sutter County are essential as waterfowl habitat in the American Basin portion of the Pacific Flyway.

23. Is there a minimum size for vernal pools?

Response: The staff is not aware of any minimum size standards for vernal pools. In natural conditions vernal pools can range from just a few square feet in area to many acres in size.

24. If a developer is required to provide off-site mitigation for vernal pools, will the receiving area be required to stop agricultural uses and have the land converted to vernal pools?

Response: Much of the potential PCCP reserve system would be located within the County's farm lands. Some level of restoration may occur through the PCCP; however, a focus of the proposed PCCP has been on the conservation of existing vernal pool resources. Once vernal pools are restored on a landscape, those areas can continue to be grazed.

25. Would the first choice for mitigation land be non-irrigated pasture areas as opposed to flattened rice land?

Response: The question appears to be directed at vernal pool restoration and whether there is a preference towards conducting restoration on non-irrigated pasture versus rice lands. This is a topic that has not been discussed in great detail with the resource agencies and has yet to be determined. In general, there tends to be a preference in restoring landscapes that have retained characteristics of their natural topography; however, vernal pool restoration is highly site-specific.

26. Will the demand for the reserve/purple area increase because there is not enough mitigation land available, and will that result in an increase in value?

Response: The staff cannot predict whether land values will go up or down. Without the PCCP properties will still require mitigation and the area where mitigation will occur, for the most part, in the area delineated as "purple" on the various reserve map alternatives.

Observation of land values over the last few years does show that properties with scarce resources, such as vernal pool grasslands, have experienced a significant increase in value.

27. If developers come in to develop a specific property and there are no vernal pools, will they still need to mitigate/participate in the PCCP?

Response: The final PCCP finance strategy has not been prepared. There is a potential for costs to be distributed evenly across new development and as a consequence properties that do not have vernal pool resources could make

their fair share contribution to the overall success of the PCCP. Another option would be that properties would pay a rate that is directly linked to the resources that are impacted. Under this scenario, if vernal pools are present you would be required to mitigate. If they were not present you would not be required to mitigate for vernal pools.

28. Based upon the desire to have a 120-day turnaround for permits under the PCCP, who will be responsible for verifying the resources that do or do not exist on a site? Is there an assurance this will be a timely review?

Response: In regards to wetlands, every site proposing impacts and wishing to obtain a PCCP permit would be delineated, similar to the process that occurs with the U.S. Army Corps of Engineers today. A timeframe will be established with this process.

29. Will the cost for mitigation land acquisition vary based upon the resource being purchased?

Response: See answer to Question 4.

30. How long does a vernal pool need to be in existence to be considered a vernal pool. I have seen that rice lands now have vernal pools. Am I discouraged to do restoration?

Response: See the response to Questions 22 and 25. Restoration of lands that were previously vernal pool grasslands where the topographic and hydrologic conditions are still intact is preferred over creation/re-creation on lands that have significantly been altered, e.g., laser-leveled rice land.

31. Are properties that are in the developed/white area still required to purchase mitigation land? What if there are no protected resources on the property?

Response: Areas designated for development are the areas that will need the greatest amount of regulatory coverage through the PCCP. The majority of the impact will occur in the areas depicted in the white. While it is expected that development will occur to a lesser extent under current zoning and general plan designations in the purple areas, wholesale conversion of the landscape is not anticipated. Some amount of conservation and even restoration may occur in the development areas depicted in white, but the real opportunities for conservation and restoration are in the areas depicted in purple. See answer to Question 27.

32. What and who defines an "impact"?

Response: Each agency and jurisdiction has it's own general definition. As generally defined by the County in the PCCP impact analysis model, a direct

impact occurs when land that currently supports natural resources will be converted to a land use that, in general, does not support natural resources.

33. Other conservation plans (such as the San Joaquin County Multi Species Habitat Conservation and Open Space Plan) use a sliding scale as to what resources you are impacted. Does the potential exist for a property in the developed/white area to be restricted from developing because of the level/quality of its resources?

Response: The question is directed at a comparison between the adopted San Joaquin County Multi Species Habitat Conservation and Open Space Plan and the draft PCCP. At this time we cannot do a side-by-side comparison because the PCCP does not have a map or conservation strategy that can be evaluated in a comparative manner. As to the last question, the answer is yes, it is expected that certain areas depicted in "white" on the reserve alternative maps will be a part of the conservation plan. In particular, the stream corridors with buffers would be a part of the plan and other key resources including vernal pools and wetlands associated with these stream corridors would likely be a part of the plan. Lastly, areas already protected within the "white" areas would be incorporated into the overall reserve system.

34. Will the 40 percent open space area that Lincoln is proposing with its General Plan updated be included in the reserve/purple area?

Response: The City of Lincoln has not determined the exact location of the open space areas that will cumulatively add up to 40% of the General Plan area. Some lands may qualify as conservation lands that contribute to the PCCP reserve area while other areas will not. Isolated and/or fragmented habitat surrounded by urban development would not qualify, nor would urban parks and other similar features. Floodplains and large, intact landscapes adjacent to PCCP reserve areas may be considered viable. The final determination will be made after a conservation strategy has been prepared which includes buffer standards, size standards and other features of the PCCP reserve area.

35. Can the assumption be made that land in the developed/white area will be more valuable than land in the reserve/purple area?

Response: In general it could be assumed that fully entitled or fully developed land, which would dominate the area depicted in white on the reserve alternatives map, would have a higher value per acre than agriculturally-designated lands in the PCCP reserve area. This is a predictable difference in value that would exist with or without the PCCP.

36. Landowners rights are being taken away by being placed in the reserve/purple area.

Response: The PCCP does not change the general plan land use or zoning designation of any property. Properties acquired through the program in fee title may see a change in zoning and general plan to accurately reflect their conservation value. Lands within the boundary of the reserve area can continue to conduct activities allowed under the zoning and general plan designations over time.

37. Why is the County not looking at and considering floodplains, which are already required to be preserved?

Response: The PCCP reserve area boundary includes the assumption, based upon General Plan policy, that the floodplain areas of western Placer County will be protected and that the resources in those areas can be conserved and restored if acquisitions are made.

38. Is the PCCP intended to be a voluntary program for people with land? What if a property owner does not want to sell their land for mitigation?

Response: The PCCP is based upon the assumption that only willing sellers and willing buyers will participate in the land acquisitions.

39. Does having the PCCP in place relieve a developer from any litigation brought on by private groups?

Response: There is always the potential for a project to be litigated, regardless of the status of the PCCP. However, some of the environmental stakeholder groups have indicated that if a PCCP is adopted that reflects a regional, comprehensive conservation strategy, which has the endorsement of the environmental community, the potential for lawsuits from their organizations may be reduced.

40. At one time the County was considering an open space conversion fee. There was a committee formed to review the open space conversion fee – will the fee now be part of the PCCP?

Response: The General Plan has an implementation program that calls for the establishment of a fee or land dedication program to mitigate for open space losses. A committee was formed for the purpose of assisting the County on the development of the fee. The work program was halted after it was determined that the conservation strategy for the PCCP would likely include a requirement to mitigate for open space losses. In the event the PCCP is adopted, it will serve as the functional equivalent of the open space conversion ordinance required by the General Plan.

41. To some, vernal pools are mosquito breeding grounds. Based upon current regulations, property owners are not allowed to spray. Is something being done to protect residents from public health hazards?

Response: In the past, the staff has coordinated with the Placer County Mosquito Abatement District. If the PCCP work program moves forward, the staff will continue to work with the Mosquito Abatement District on management strategies that address the mosquito infestations. As noted above, however, vernal pool areas are not the primary source areas for mosquito populations in that the vernal pools typically will dry up in late March or April and are dry until the fall rainfalls.

42. What happens to the Placer Parkway and Sacramento River Water Diversion projects if the PCCP does not move forward?

Response: The commenter is raising concerns about the ability of these projects to move forward in a timely manner under the status quo alternative. The Placer Parkway and the Sacramento River water diversion for West Placer are both projects that are covered by the PCCP. In the event the PCCP work program does not move forward those projects will need to rely upon the status quo regulatory process and obtain permits individually.

43. What's the program for affordable housing? It would seem that a program like the PCCP, with its anticipated costs, will put affordable housing even further out of reach.

Response: The commenter raises concerns about the impact of the PCCP on the ability of the County to provide affordable housing. The PCCP is an alternative to existing regulations. There are development costs to mitigate impacts to wetlands and endangered species with or without the PCCP. In real estate markets with strong demand relative to supply, these and other costs of infrastructure needed for new development may ultimately be paid by future homeowners. Conversely, in a market where there are more substitutes (i.e., where buyers have more choice), costs such as these result in lower developer profit margins and, over the longer term, are reflected in lower land values as developers reduce what they are willing to pay for land.

It is not possible to fully determine the costs associated with a status quo alternative. They will vary widely from project to project and will also change over time. However, the regulations are going to be applied in Placer County with or without the PCCP. Therefore, the PCCP is not expected to affect housing affordability to any significant extent. Land use decisions on density, the cost of land, the cost of infrastructure, market conditions, and a number of other factors have the potential to impact housing affordability to a greater degree than PCCP costs.

44. Will staff be recommending a preferred alternative map to the Board?

Response: The staff is not recommending a particular map for consideration by the Board on January 23, 2007.

45. As a member of the BWG, it is my hope that the Board gives some definite direction for the County to proceed with the work program in order to get the wildlife agencies to sign off. There needs to be direction to move forward with a map or maps to have potential for agreement.

Response: No response required.

46. Does the PCCP impact Lincoln's update of its Sphere of Influence and General Plan?

Response: Lincoln is participating in the PCCP in order to receive regulatory coverage for its existing General Plan buildout as well as the buildout of its expanded sphere of influence.

LANDOWNER SUBCOMMITTEE MEETING
December 15, 2006 - 1:00pm
Planning Commission Chambers, CDRA Building

The meeting was called to order at 1:00 pm. Michael Johnson, Placer County Planning Department Director, introduced himself and the County staff present (Loren Clark, Melissa Batteate, and Breann Larimer).

Michael Johnson gave a presentation that introduced the Placer County Conservation Plan (PCCP) and provided a summary of the reserve design map alternatives that have been prepared to date. At the conclusion of the presentation, Michael opened up the floor to questions and comments. The following summarizes the questions raised at the meeting:

1. With respect to any reserve map that moves forward for negotiation with the wildlife agencies, who is at the table when that negotiations takes place?

Response: It has not yet been decided who will participate in the negotiations on an alternative reserve map, should one be selected by the Board. One option would be to have some representation from the various stakeholder groups participate in the discussions.

The goal has been to have a reserve map that can be endorsed by the stakeholders but we have not successfully identified a map to which all can agree. The BWG, as the officially designated stakeholder working group, would ideally endorse the final reserve design. The maps prepared to date are preliminary in nature and require considerable refinement before final deliberations.

2. In the absence of stakeholder agreement, will the County present an alternative to the wildlife agencies?

Response: That is a question that will need to be addressed by the Board of Supervisors.

3. Status quo, where property owners have the ability to negotiate their own mitigation requirements, is better than a 50-year restriction on my land.

Response: No comment required.

4. What happens to properties that are on the edge of the developed/white area and the reserve/purple area?

Response: Jim and Nanett Martin, property owners in southwest Placer County, posted this question. Their property is located approximately three miles from the City of Lincoln airport and approximately two and a quarter miles from the Highway 65 Bypass project. Their property is located directly adjacent to the City of Lincoln's Proposed Planning Area. No development plans have been discussed with the County in this area. Property owners in the purple areas will still have the ability to farm their property or sell to an interested party if so desired. If a property owner in the purple wishes to sell their property or an easement on their property for incorporation into the PCCP reserve system they would have the ability to do so. If a property were located within the reserve boundary (purple), a successful application for a General Plan amendment and/or rezoning would effectively remove the property from any potential conservation status. It is possible that any application for such changes, when a property is located within the reserve boundary, may be subject to additional review if the development of such a property caused the viability of the reserve area to be at risk.

5. I think the staff has done a good job posting these meetings. Will the summaries be posed on the internet also?

Response: This meeting summary was posted on the County's website on January 12, 2007 and was distributed via email to anyone who provided staff with contact information.

6. Will being placed in the reserve/purple area impact my ability to get loans on my property?

Response: The PCCP is based on the premise that acquisitions will be conducted in a willing seller/willing buyer environment. Property owners would be compensated for the fair market value of any property sold or any property rights sold through a conservation easement, based upon an appraisal of the property at the time of the acquisition.

7. I think that there are a lot of farmers that are not supportive of the PCCP and some that I have talked to are shocked and surprised.

Response: The County has sought to encourage the participation of agricultural stakeholders through appointments in the to the stakeholder working group, through regular communication through the Agricultural Commissioners Office, through updates to the Agricultural Commission, and with numerous contacts with major agricultural property owners in the area.

8. The Williamson Act benefited property taxes. Does this program benefit farmers? If not, why should farmer endorse the PCCP?

Response: Farmers have the potential to benefit due to the potential to be compensated for development rights on the property while retaining their rights to farm. Additionally, by placing conservation easements on lands, parcels that were acquired in fee may be returned to the private sector market at a lower value than the current fair market value of the property. Also, the PCCP would affirm the General Plan's agricultural land use designations and policies and provide additional certainty to farmers in that the region would stabilize as an agricultural area not subject to significant change and the introduction of incompatible land uses over time. Lastly, buffers and separators would be incorporated into the standards of the PCCP insuring adequate separation between production agriculture and future urban/suburban land uses.

9. While the BIA does not have a preferred alternative, the BIA does support the PCCP work program. Is there an opportunity for groups to submit new alternative reserve map after January 5, 2007?

Response: While staff is willing to accept and consider alternative reserve maps up to the time that the Board considers this item, staff may not have sufficient time to analyze the map and provide a recommendation to the Board.

10. How is the County going to get the disenfranchised on board with the work program – including those properties on the potential urban edge?

Response: The PCCP reserve system boundaries are intended to be the beginning point in a conversation with stakeholders and wildlife agencies. Properties that are on the current or projected urban edge do not receive any designation from the PCCP other than their current zoning and general plan designations. Some urban edge properties will be acquired as buffer lands to the conservation areas within the reserve boundary. Others will be acquired because of the resources values. Others yet won't be acquired at any time due to their size, location, lack of resources, etc. Lastly, it's possible that some urban edge properties will be fully developed if general plan amendments are approved and infrastructure can be provided. Until there is a closer examination of a reserve map it is hard to predict exactly the condition of any given property.

Lastly, the PCCP is implemented over 50 years and changes are expected over the term of the permit. It simply is not possible to predict future changes in growth patterns and regulatory requirements. What we do know is that under the current holding capacity of western Placer County, 50-years of absorption is likely to be available and consequently, significant new areas are not expected to be identified for development with any real likelihood that these areas would be developed any time soon (e.g., 0-15 years from now).

11. Because new development will require new roadways such as Highway 65, shouldn't the County consider growth/development along this major arterials rather than setting aside the land for conservation?

Response: One of the primary issues associated with Placer Parkway and Highway 65 is the potential for growth inducement. Construction of new highway facilities often has growth inducing effects because of the ability of such roadways to provide significant access to areas that previously had limited or no access. Such corridors also can be utility corridors containing major sewer, water and electrical utility connections. Generally speaking, both Caltrans and SPRTA are trying to limit the growth inducing impacts of their roadway facilities.

One of the primary interests of the SPRTA Board as it relates to the Placer Parkway is to specifically consider the growth inducing effects and try to limit the potential for general plan amendments along its corridor as a consequence of the facility being constructed. There are a couple of relevant reasons for this: 1) By reducing growth inducement, SPRTA will limit its responsibility to address indirect impacts on endangered species and 2) Land use authority lies with elected officials in the counties and cities. As such it is appropriate to allow local government to determine how and when general plans are amended and not solely as a consequence of new facility construction.

12. The Highway 65 bypass will bring in more development, and the adjoining railroad facility is in great demand. However, the County has designated areas along these corridors as reserve/purple. This seems like a waste of infrastructure.

Response: The purpose for the Highway 65 bypass and Placer Parkway is to move individuals, goods and services based upon existing planned and proposed development. Significant new development along these facilities would likely result in new congestion problems and limit the effectiveness of these facilities to solve current and projected problems.

13. The focus of the discussion has been on land development projects. What about PCCP benefits on public projects?

Response: The PCCP is intended to cover two major facilities: Placer Parkway and the Sacramento River diversion. Smaller but still important infrastructure projects are covered as well for both the public and private sector. Without the PCCP, these projects will be subject to review under the status quo regulatory environment. This environment has become increasingly more challenging locally and is not predicted to get easier as resources get scarcer and litigation becomes even more common.

14. With or without the PCCP, there is still the potential for groups to file litigation to stop development projects. So what's the value of the PCCP?

Response: It is correct to state and/or assume that the PCCP cannot remove the potential threat of litigation for the land development and infrastructure projects associated with growth in Placer County. The PCCP can reduce the threat and possibly the scope and scale of litigation but there is simply no means of predicting to what degree, if any this can occur. All that we have to evaluate is the current trends which involves a considerable amount of litigation, at the local, state and federal level on matters related to wetlands and endangered species regulations.

The PCCP is a consequence of the regulatory environment in this region. This regulatory environment has regulations that are imposed at the local, state and federal level and not only affect endangered species issue but the general rights associated with the use of land. The laws are in effect with or without the PCCP. In the event the regulatory environment changes in the future, it is possible that such conditions might change or be reduced. However, the trends continue to point towards an increasingly challenging regulatory environment and the PCCP is intended to address that condition.

15. It is interesting that Del Webb Lincoln went forward pretty fast under the current regulatory requirements. Why is there such a push to go forward with the PCCP?

Response: It needs to be noted that Del Webb was part of the Twelve Bridges Specific Plan that received its local approvals approximately 10 years ago. This predates the current litigation on critical habitat, the preparation of the vernal pool recovery plan, changes in the minimum standards for wetland fills and a number of other conditions. Staff has not specific details on how long the permitting for that project took at the state/federal level. However, such permits are typically 2-3 years in processing time.

16. How did Del Webb successfully construct in the foothills if it is so difficult?

Response: The Twelve Bridges property was a large unfragmented property with the ability to gain immediate access to Highway 65 and Sierra College Boulevard as well as access to the necessary infrastructure to serve a large project. The only other large unfragmented property immediately east of Lincoln, Rocklin and Roseville, is the Bickford Ranch property that is now under construction. The only other area with large properties is in the Garden Bar, Big Hill area that has no public roads, no sewer or water (such facilities are 5+ miles away). Lastly, the cost of developing on property with flat or limited topography is always going to be less expensive than development in the steeper areas of the County. There is no real likelihood that suburban development will occur in the foothills in Placer County.

17. Is it correct to assume that properties in the reserve/purple area will be "locked up" forever?

Response: Only the properties acquired for mitigation would be "locked up". This does not constitute the entire potential reserve area boundary and it only includes willing sellers. If the PCCP reserve area is 60,000 acres, that represents approximately 94 square miles or approximately 6.6 percent of the County's total land mass.

18. The total cost of the PCCP will exceed a billion dollars? Many or all these costs will be born by the residents in Placer County residents?

Response: The estimated land cost is over \$1.1 billion based upon 2006 dollars. Because some of these lands will likely be acquired through land dedication and these dedicated lands were acquired some time in the past, the actual value may be lower when measured in 2006 dollars.

The cost of the mitigation will not be borne by existing Placer County residents and/or businesses. The cost will instead be borne by the new development that directly benefits from the PCCP.

19. Who pays Mello-Roos fees?

Response: A "Mello-Roos" or Community Facilities District, is typically formed to pay for a wide range of infrastructure needs for new development. Bonds are sold and the proceeds of those sales pay for the cost of the infrastructure. The bond debt is paid for by the landowner of the property that is the beneficiary of the new infrastructure. That beneficiary can be the original landowner/developer or the subsequent buyers of the new homes and businesses as development is sold in transferred. The objective is to spread the cost of the debt over a large number of owners.

20. Is it possible for a property in Penryn to establish a mitigation bank?

Response: Mitigation and conservation banks have been an option for regulatory compliance in Placer County since 1994. Staff believes that banks will continue to provide a viable option for mitigation and will help meet the obligation of providing mitigation lands before "take". Mitigation or conservation banking in the Penryn area or anywhere else in the Loomis Basin is going to be limited due to the highly fragmented character of the landscape and the cost of land.

21. Is there an update on the July 2005 finances update?

Response: No. The balance of the financing plan will be prepared after a reserve design is selected. The 2005 financial alternatives analysis was prepared to give the Board of Supervisors an early understanding of the funding options available.

22. Where will the \$1.1 billion in acquisition funding come from?

Response: New residential and non-residential development in the unincorporated area of western Placer County and the City of Lincoln will bear much of the cost of the local mitigation for impacts attributable to covered activities, largely proportional to the conversion of land from non-urban to urban uses. Thus, the cost of the PCCP will be borne by the beneficiaries of the PCCP regulatory relief.

23. The various alternative reserve maps anticipate that about 76 percent of the reserve/purple area will need to be preserved in purple, but a high percentage within that area has already been developed. So if 25 percent of the reserve/purple area has already been developed, does that mean that the County needs to save 100 percent of the balance of the reserve area? What

happens to agriculture in Western Placer County if 60 percent of the land is acquired by development interest and passes from farming?

Response: In all of the alternatives, most of the purple areas represent parcels that could be incorporated into a reserve system (i.e., those which are not currently developed). To provide some context, in Alternative 14, the purple area spans approximately 88,200 acres. Of that total, approximately 8 percent (7,458 acres) is comprised of parcels smaller than 20 acres. Thus, approximately 92 percent of the purple area is available for incorporation into the reserve. And of that 92 percent, the County would need approximately 76 percent of the land to be incorporated into the reserve system. In addition, of the approximately 1,125 property owners located in the purple areas, approximately 60 percent of the owners are located within the parcels sized less than 20 acres. Thus, effectively, the majority of the reserve system would be assembled from properties owned by approximately 445 property owners.

24. Is there any Federal money that may help pay for the PCCP in the future?

Response: Yes, apart from the requirement to set aside lands for mitigation purposes, the PCCP addresses the conservation of lands for the purposes of natural community conservation. This land conservation can be assisted by the Federal and State resource agencies once the proposed PCCP is finalized and implemented.

25. Can any federal monies be used for maintenance versus acquisition?

Response: No. Any federal funding would need to go to land conservation. Traditional federal funding sources for programs like the PCCP cannot be used to pay for mitigation and/or maintenance activities.

26. Why was 1937 aerial photography used for identifying historical vernal pool locations?

Response: The 1937 photos were fortunately comprehensive and of high quality. They allowed staff and the consultant team to get complete coverage of the valley floor and to identify resources prior to significant land leveling activities associated with rice production.

27. I think there is a lot of groundwork done before 1937. Has the County looked for that information?

Response: The County is not aware of any comprehensive data that covers the natural resources of western Placer County. There is anecdotal information and old mapping but little of useful information that is based upon the identification of historical habitat conditions and distribution of resources.

Comprehensive data sets that were acquired from a number of public domain resources but most were found to be out of date and their utility has been limited.

28. Is it not true that most of the counties in the state do not operate under a conservation plan?

Response: This is correct. Southern California has a number of adopted programs similar to the PCCP. Northern California is limited to San Joaquin County and the Natomas Basin in terms of region-wide multi species plans. Yolo, Sutter, E. Contra Costa, So. Sacramento, Yuba, Butte, Solano and Santa Clara Counties are all preparing similar plans in Northern California.

29. Has the County ever considered rezoning property along Highway 65 and the railroad, in the area north of Lincoln, to an industrial land use?

Response: No, staff has not looked at rezoning any properties through the proposed PCCP program.

BIOLOGICAL STAKEHOLDER WORKING GROUP
January 4, 2007 - 6:00pm
Planning Commission Chambers, CDRA Building

The meeting was called to order at 6:00 pm. Michael Johnson, Placer County Planning Department Director, introduced himself and the County staff present (Loren Clark, Melissa Batteate, and Breann Larimer).

Michael Johnson reviewed recent PCCP meeting history and provided a summary of the general comments raised at the meetings. Michael opened up the floor to questions and comments. The following summarizes the questions raised at the meeting:

- 1) Who do we respond to about the meeting summaries?

Response: Comments can be sent to the Placer County Planning Department at 3091 County Center Drive, Suite 140, Auburn, CA 95603 Attention: Loren Clark. Staff is also available to meet individually. Please call (530) 745-3000 and ask for Breann Larimer to schedule a meeting.

- 2) How come this process has gone so far without my having heard of it? How am I going to benefit from the PCCP?

Response: A public notice for these meetings was distributed to the local newspapers and meeting information was posted on the County's website. Individuals on the County's email registries were also notified of these meetings.

The PCCP is a regulatory program that will establish general areas where future development could occur and areas where future mitigation and land conservation could occur. An individual's recognized benefits from this program will vary depending on an individual's needs. However, general benefits of implementing this type of program include project permit streamlining, application efficiency increases, integrated biological preserves, and greater regulatory certainty.

- 3) What happens when a property in the purple wishes to split their parcel in the future?

Response: Parcels in the "purple" areas are able to subdivide their property as allowed under the existing zoning. Land in the "purple" areas on the reserve maps will not be rezoned. All of these lands are currently zoned for agriculture or open space uses. Property owners in the purple areas will still

have the ability to farm their property (or conduct any activity permitted by the County's Zoning Ordinance) or sell to an interested party if so desired. If a property owner in the purple area wishes to sell their property or an easement on their property for incorporation into the PCCP reserve system, they would have the ability to do so.

- 4) With the twenty five percent of developable lands in the "purple" how will the County make that determination fairly? On a first come first serve basis?

Response: This detail has not yet been determined by the Board. If the Board determines to proceed with this project, this detail would be determined prior to publication of the draft PCCP document.

- 5) If land is purchased for mitigation, what activities will be allowed? Can you have a mitigation and agriculture property at the same time?

Response: Land in the "purple" areas on the reserve maps will not be rezoned. All of these lands are currently zoned for agriculture or open space uses. Property owners in the purple areas will still have the ability to farm their property (or conduct any activity permitted by the County's Zoning Ordinance) or sell to an interested party if so desired. If a property owner in the purple area wishes to sell their property or an easement on their property for incorporation into the PCCP reserve system, they would have the ability to do so.

Yes, this depends on the details of the conservation easement, but it is possible to have a mitigation property and agricultural property at the same time. If a property owner wished to sell a conservation easement on their land, they may sell the right to develop the property in the future but retain the right to farm the land based on terms that are identified in the conservation easement.

- 6) Would the total amount of mitigation land required for the PCCP be less than if projects negotiated mitigation ratios independently (status quo)?

Response: It is not possible to predict the future mitigation ratios required for environmental permits. One of the benefits of this proposed program is the regulatory certainty which is gained by having a regional conservation plan. The regulated community can proceed with the understanding that the ratios will not be changing five, ten, or twenty years down the line. However, absent the PCCP, the mitigation ratios required by the resource agencies are subject to the changing regulatory environment. It is possible that the ratios, without the PCCP in place, would be higher than the ratios identified in the PCCP. In this case, it is possible that more land would be set aside for conservation without the PCCP in place.

- 7) Is this a voluntary program?

Response: Yes, this is a willing seller/willing buyer program. All property owners in purple would have the option of either 1) not entering into an agreement or 2) in selling an easement or fee title on their property for the purposes of conservation.

- 8) How will the PCCP help Placer Parkway or the Sacramento River Water Diversion project? There is this notion that the permit process will be faster, but how will this be cheaper?

Response: Both the Placer Parkway and Sacramento River Water Diversion projects are participating entities in the proposed PCCP. As such, these projects will obtain the regulatory permit coverage of the PCCP. A designated mitigation requirement will be identified for these projects as opposed to the status quo process which will establish the mitigation requirements for these projects individually. It is possible that the PCCP process could be less costly because the mitigation required through the PCCP may actually be less than the requirements of obtaining a permit individually.

- 9) At this point staff does not know the ratios because an alternative has not been chosen?

Response: Correct, the ratios have not been determined because an alternative must be selected. Once an alternative is selected, the estimated number of resources preserved can be calculated and the number of resources potentially impacted can be calculated. From these numbers, the target acreage for restoration can be identified and negotiated.

- 10) Why do you need a map at all? Why do you need to designate a specific area? Why not just identify a ratio?

Response: The County tried to prepare the PCCP by using mitigation ratios or a standards based approach instead of identifying an alternative map. However, this approach was rejected in June 2005 by the resource agencies reviewing the PCCP. The agencies are requiring the County to be specific in the location of the future reserve system. They wish to see the general areas for conservation and future development identified on a map. In the absence of a map, it is not possible to measure the viable of the reserve area at the outset of the 50-year acquisition phase.

- 11) How was the public notified of this series of meetings?

Response: Please see response to Question 2.

- 12) The PCCP seems to only be geared to protect vernal pools, what about the protection of scenic valued lands? Are they being conserved?

Response: The conservation of scenic natural resources may be a result of the PCCP; however, the purpose of this program is not to protect scenic areas specifically. The protection of scenic areas is a goal of the County's 1994 General Plan and is an objective of the Placer Legacy Open Space and Agricultural Conservation Program.

- 13) What if a property is located in the white and they want to avoid vernal pools?

Response: There will be incentives for avoiding vernal pool resources in the white areas if the avoidance areas meet certain criteria established in the PCCP and can be located within the contiguous reserve system (such as along stream buffers or adjacent to existing preserved areas).

- 14) Can you sell land in the white and put vernal pools in?

Response: See response to Question 13.

- 15) Why are vernal pools the focus? Will other habitats be conserved?

Response: The PCCP is intended to provide more regulatory relief than just impacts to vernal pool species. The PCCP covers 33 species that inhabit a range of natural communities including oak woodlands, grasslands, aquatic habitats, riparian areas and rice land.

- 16) What is the source of funding this program?

Response: The cost of the PCCP will be borne by the beneficiaries of the PCCP's regulatory relief. Such costs are borne by the same beneficiaries today under the status quo regulatory environment. In real estate markets with strong demand relative to supply, these and other costs of infrastructure needed for new development may ultimately be paid by future homeowners and businesses. Conversely, in a market where there are more substitutes (i.e., where buyers have more choice), costs such as these result in lower developer profit margins and, over the longer term, are reflected in lower land values as developers reduce what they are willing to pay for land.

- 17) Has the PCCP included the mandates of the SACOG blueprint?

Response: The SACOG blueprint is not a mandate for local jurisdictions; rather, it is a plan guiding jurisdictions on where future urban growth could occur. The PCCP accommodates growth through the year 2050, accommodating population numbers beyond which is identified in the SACOG Blueprint.

- 18) I have concerns about mosquitoes, does the public health department know about the PCCP program?

Response: Staff has previously met with the Placer Mosquito Abatement District regarding the PCCP and will meet again once a reserve map is selected. While vernal pools do accumulate water as part of their hydrological cycle, the hydrologic cycle does not result in a long inundation period and consequently the breeding season for mosquitos would be limited. Other perennial and seasonal marshes may result in mosquito breeding but it is not common for such problems to be associated with vernal pools. With the PCCP, vector control can be implemented as part of an overall management program. Without the PCCP, there would be no coordinated effort between habitat restoration/enhancement activities and the activities of the District.

- 19) Is it true you are not allowed to spray for mosquitoes?

Response: An answer for this question is not known at this time. Staff will identify the answer to this question and will provide a response to the individuals listed on the County's email registry.

- 20) With the PCCP, can I still farm my property in rice?

Response: Land in the "purple" areas on the reserve maps will not be rezoned. All of these lands are currently zoned for agriculture or open space uses. Property owners in the purple areas will still have the ability to farm their property (or conduct any activity permitted by the County's Zoning Ordinance) or sell to an interested party if so desired. Agricultural activities are not covered under the PCCP. As such, regulatory permits that may be required as a result of rice farming activities would need to be obtained individually, as in the status quo regulatory environment.

- 21) Will there be separate meetings for each map alternative? Or has one alternative already been chosen?

Response: Staff is available to meet with anyone interested in discussing the proposed PCCP program in further detail. Please contact Breann Lairmer at (530) 745-3000 to set up a meeting.

No alternative maps have been selected at this time. Staff will report to the Board of Supervisors on January 23rd to obtain their direction to either proceed with this work program or stop working on this project. If the Board wishes to proceed with the program, an alternative map will need to be identified.

- 22) What does Lincoln's sphere of influence have to do with this overall plan?

Response: The City of Lincoln is a participating agency in the PCCP. Staff is working with Lincoln to address their growth and conservation objectives and incorporate them into the map alternatives.

- 23) Who will make final determination of which map will go forward?

Response: The Board of Supervisors and City Council of Lincoln ultimately make the final determination to proceed with the program including the selection of a reserve map and its related conservation strategy.

- 24) Is there any tax relief planned for the properties in the purple?

Response: The incorporation of properties into the reserve system is not intended to have a major impact on the tax requirements these properties currently pay. The majority of the properties in purple are zoned for agriculture. While it depends on what rights a property owner wishes to sell in the conservation easement, staff does not estimate that a significant drop in taxes would result from this type of transaction. Enrolling a property into the Williamson Act remains a property owner's best choice for lowering property taxes.

- 25) What are the criteria used to determine whether a property is shown in purple or what makes you white?

Response: The County conducted a GIS analysis to determine which portions of the planning area had the greatest potential to function as core areas for the PCCP reserve. Based on this analysis, and after discussions with the resource agencies, the County determined that these areas in conjunction with other existing open space preserves and connecting parcels would create the foundation of the reserve system. After integrating the core reserve areas with additional buffer lands to provide for flexibility in the system, the land development objectives of the City of Lincoln and the growth footprints of the Specific Plan applications under review by the County were incorporated. These development footprints were shifted based on various growth or conservation objectives in order to create Alternative maps 1-14.

- 26) Why should we be concerned about conducting land conservation in other counties?

Response: It is possible that some types of mitigation may occur outside of Placer County, such as improvements to fish passage. With other types of mitigation, for example vernal pools, out-of-county mitigation does not provide a good solution because these resource types are either not located in abundance in these jurisdictions or they are being set aside as mitigation for impacts anticipated in their jurisdiction. Multiple neighboring jurisdictions (Sacramento, Yolo, and Yuba/Sutter Counties) are in the process of preparing

their own conservation plans and are dealing with their own resource issues. Thus, out-of-county mitigation is not a viable solution for all of Placer's mitigation needs.

- 27) How does the incorporation of a property into the reserve help the environment? Do small parcels not qualify for the reserve system?

Response: By incorporating properties into the PCCP reserve system, the land would be protected in perpetuity. Further urban development of the lands would not be permitted. Criteria will be established that outline what makes a property suitable for incorporation into the reserve. These decisions would be made on a case-by-case basis. In many cases, small parcels may not be suitable for incorporation because creating small isolated reserves is not conducive to landscape level resource conservation. However, if the parcel is located next to a stream corridor or other open space area, it is possible that a small parcel may be incorporated into the system.

- 28) Why do we need a map, why can we not just identify a ratio?

Response: Please see response to Question 10.

- 29) Have the wildlife agencies seen the maps yet? Which maps do they show support for?

Response: Yes, the resource agencies have seen the maps. They have indicated that maps two, four, six, and seven could form the basis of the conservation strategy for the PCCP.

- 30) Why did staff endorse Alternative 14 in November?

Response: Alternative 14 represents a map that is a compromise between the growth objectives of the City of Lincoln and the proposed projects in the County. The resource agencies have indicated that this map could be used as a starting point for discussions.

- 31) Why are we basing everything off of what the "feds" are saying? And what laws are you using?

Response: The County is applying for permits from both the federal and state agencies. These agencies must approve of the concepts and specifics outlined in the PCCP in order to issue the permits the County requests. The laws governing this process include the Federal Endangered Species Act, California Endangered Species Act, Federal Clean Water Act (Sections 401 and 404), the State Natural Community Conservation Planning Act, and the California Fish and Game Code (Section 1600).

- 32) The whole point of this plan is so the County can develop faster? Or is this a conservation plan?

Response: The proposed PCCP would help streamline the permitting process for development while providing for landscape scale conservation opportunities.

- 33) Who will ensure enforcement and take care of the preserved areas?

Response: The entity charged with implementing PCCP reserve management (likely a Joint Powers Authority) will be tasked to monitor and maintain the lands in perpetuity. This will be a requirement of the final PCCP Implementing Agreement between the Participating Agencies (i.e. the County, Lincoln, PCWA, and SPRTA) and the resource agencies. Any lands brought into the PCCP reserve system would be required to be monitored and managed as outlined in the Implementing Agreement.

- 34) Would the monitoring and management requirements apply to the Federal government if they acquire more conservation area?

Response: Yes, any lands incorporated into the PCCP reserve system would be required to follow the maintenance and management tasks outlined in the final PCCP Implementing Agreement.

- 35) What is the percent of Williamson Act parcels are located in the purple area?

Response: The number will differ depending on the boundary of the alternative map. However, for example, approximately 243 parcels (27,000 acres) are under a Williamson Act contract in the Alternative 14 purple reserve map area.

- 36) If there are only four maps that the agencies approve, why doesn't the County eliminate the rest?

Response: The resource agencies have indicated that maps two, four, six, and seven provide sufficient levels of resource conservation to prepare a conservation strategy. However, they have also indicated that other maps could function as suitable starting points for reserve design negotiations. Ultimately, the map the County uses is the decision of the County Board of Supervisors and the Lincoln City Council.

- 37) Why did staff submit Alternative 14 for approval and what was the criteria for 14? Now Alternatives 2, 4, 6, and 7 are more favorable?

Response: See response to Questions 30 and 39.

- 38) Who pays for the maintenance and management costs (the ongoing costs)?

Response: Many of the ongoing costs will be financed by the individual projects requesting coverage under the County's PCCP permits; however, the specifics of funding the ongoing costs has not been determined and will ultimately be a decision made by the Board of Supervisors. The *Preliminary PCCP Financing Plan Discussion*, dated July 11, 2005, provides a range of public and private financing alternatives for implementation of the one-time and ongoing costs associated with the PCCP. The PCCP Finance Plan cannot be prepared until such time that the conservation strategy is complete, which in turn is based upon the selection of a reserve alternative map.

- 39) How do conservation easements work? Does the County have an example of a conservation easement landowners could review before deciding to enter into this type of agreement?

Response: The County would work with interested parties (willing sellers) to purchase a conservation easement from the owner. A conservation easement is a legal document restricting the types of activities a property owner is allowed to conduct on their land. The County has examples of several conservation easements. It is important to note that the language of the conservation easement will change depending on the biological resources present on each individual property and the rights the property owner wishes to sell (e.g., future development rights, logging rights, etc.). The permitted and prohibited uses on the property will be unique for each easement, depending upon the terms negotiated between the property owner and the County. For a copy of an example conservation easement, please contact Breann Larimer, with the Planning Department, at (530) 745-3000.

- 40) Are the conservation easements established in perpetuity or for 50 years?

Response: The conservation easements established for the PCCP would be established in perpetuity.

- 41) Are Counties required to prepare some type of conservation plan and if yes what would be the punishment to the County if they did not prepare a conservation plan?

Response: There are no requirements mandating counties to prepare conservation plans. Placer County is preparing the PCCP to fulfill policies of the County's 1994 General Plan and implement objectives of the County's Placer Legacy Open Space and Agricultural Conservation Program. If the County does not prepare a conservation program projects would proceed as usual, obtaining regulatory permits individually.

- 42) What are the benefits of preparing a conservation plan?

Response: A number of benefits are associated with completing a regional conservation program such as the PCCP. The regulated community benefits with a more streamlined permitting process, increased assurances as to what will be required for project mitigation, pre-established permitting timeframes, among others. From a biological perspective, the PCCP provides for contiguous, landscape scale conservation, ongoing management and monitoring programs, in perpetuity adaptive management practices within the preserve lands, and species-specific goals and objectives. Additionally, the PCCP provides the County with an opportunity for the conservation of natural communities that do not currently receive state or federal protections. Federal funding is available to the County for meeting the conservation goals the PCCP establishes for these habitat types (e.g. woodlands, waterfowl habitat, riparian).

LANDOWNER SUBCOMMITTEE MEETING
January 5, 2007 - 1:00pm
Planning Commission Chambers, CDRA Building

**QUESTION SUMMARY FROM THIS MEETING TO BE PROVIDED AT
A LATER DATE.**

Exhibit H PCCP Cost and Finance Summary

PCCP COSTS SUMMARY

Tables 1-4 below provide the basic background information on how the one-time costs associated with the implementation of the PCCP were developed. Each table provides a summary of the one-time costs for each of the 3 alternatives that were included in the Board's November 20, 2006 staff report. The single largest cost is associated with the acquisition of private property for protection through the PCCP reserve system (Table 3). The second largest cost is the restoration of certain parts of the acquired lands to meet the mitigation requirements of the wildlife agencies. The restoration costs are approximately 10% of the overall one-time cost. Table 6 below provides a summary of the on-going costs associated with the implementation of the PCCP.

It needs to be noted that the cost estimates are based upon a number of factors. These include estimated land values, that depend on the real estate market for development land, agricultural land, and on the market for mitigation land. One of the key assumptions is whether land would be acquired in fee title versus conservation easement. The assumption (60 percent fee title:40 percent conservation easement) is an estimate for planning purposes at this time because we do not know what the buyer/seller market will look like over time. Dedication of reserve land is also a factor in the acquisition "cost". We present an estimate for planning purposes of the potential impact of land dedication on PCCP one-time costs.

The following is a summary of each of the 6 tables:

- **Table 1** – This table provides an acreage breakdown, by geographic area, of the projected land conversion in Western Placer County (i.e., the amount of land anticipated to be converted to development) between 2005 and 2050. The PCCP will cover the anticipated 54,300 acres of open land conversion for Placer County and the City of Lincoln.
- **Table 2** – This table provides a breakdown of the anticipated acreage requirements for three different alternative reserve maps – Map 3b, Map 5 and Map 6. These three maps were selected for analysis because they represent the widest range of potential outcomes.
- **Table 3** – This table provides an estimate of the one-time costs of implementing the PCCP under each of the three alternatives. The primary cost components include acquiring and restoring land. These are costs that would be borne by the beneficiaries of the PCCP- primarily private land development interests. Land acquisition costs reflect land values in today's real estate market for properties of the types and locations that would need to be acquired through conservation easements or fee title to mitigate impacts of land conversion for each of the three alternatives.
- **Table 4** – This table describes another one-time cost scenario, assuming that some of the reserve land would be contributed by means of dedication and

would therefore not require acquisition in the real estate market. If, overall, about 50 percent of the land were dedicated, the acquisition cost obligation would be about 30 to 40 percent less than shown in Table 3.

- **Table 5 (A-C)** – These tables provide information on the assumed distribution of the one-time costs on a per acre basis, measured at the year 2050, for each of the three alternatives.
- **Table 6** - This table provides a summary of the ongoing costs associated with the implementation of the PCCP. Costs include staff/administration, land management activities, monitoring/research/adaptive management, restoration management, and funding for contingencies.

Table 1
Estimated Potential Land Conversion 2002-2050

Geographic Area	Acres	Percent of total
Agricultural Conversion -County	9,700	14%
Agricultural Conversion -Lincoln Planning Area	8,500	13%
Existing Urban and Planned Infill – County	21,100	31%
Existing Urban and Planned Infill - Lincoln	4,700	7%
Rural Residential - County	10,300	15%
Non Participating Cities	13,000	19%
Total Phase 1 Area	67,300	100%
PCCP area excluding non-participating cities	54,300	
Non-Geographic		
Placer Parkway		
PCWA Sacramento River Water Diversion		

Table 2
Estimates of PCCP Acres for Local Mitigation

Year 2050	Alternative 3b¹	Alternative 5¹	Alternative 6¹
Total Acres Acquired/Under Management	41,321	45,724	38,574
Acres Restored/Created	8,515	13,021	6,230
NOTE: Acres restored/created are included in acres acquired and under management. Restoration or creation results in a change in ecosystem type, such that acres of one type are acquired and, after restoration/creation, those acres are eventually under management as another type. ¹ For each of the 3 alternatives, the figure referenced above represents the mitigation requirement. Conservation, over and above this mitigation requirement is a local, state and federal contribution that is estimated to add approximately 25-30% additional acreage.			

Table 3
Estimates of PCCP One-time Costs through 2050 (2006 dollars)

	Alternative 3b	Alternative 5	Alternative 6
Land Acquisition	\$ 1,039,000,000	\$ 894,000,000	\$ 954,000,000
Restoration	115,000,000	134,000,000	110,000,000
Contingency (10%)	115,000,000	103,000,000	106,000,000
Total One Time Costs	\$ 1,269,000,000	\$ 1,131,000,000	\$ 1,170,000,000
NOTE: Land acquisition includes the following: acquiring land in fee title, acquiring easements, conducting pre-acquisition surveys, and undertaking one-time site maintenance activities.			

Table 4
Estimates of PCCP One-time Costs through 2050 (2006 dollars)
Land Dedication Scenario

	Alternative 3b	Alternative 5	Alternative 6
Land Acquisition	\$647,000,000	\$575,000,000	\$604,000,000
Restoration	\$115,000,000	\$134,000,000	\$110,000,000
Contingency (10%)	<u>\$76,000,000</u>	<u>\$71,000,000</u>	<u>\$71,000,000</u>
	\$		
Total One Time Costs	838,000,000	\$ 780,000,000	\$ 785,000,000
NOTE: Land acquisition includes the following: acquiring land in fee title, acquiring easements, conducting pre-acquisition surveys, and undertaking one-time site maintenance activities.			

Table 5A
Preliminary Estimate of Mitigation Fees for Residential and Non-residential
Development based on PCCP Costs for Alternative 3b (presented in Table 3)
(2006 dollars)

Residential development densities			
	Acquisition	Restoration	Total
2 du per acre	\$11,200	\$1,250	\$12,450
4 du per acre	\$5,600	\$625	\$6,225
6 du per acre	\$3,700	\$420	\$4,150
8 du per acre	\$2,800	\$315	\$3,115
10 du per acre	\$2,240	\$250	\$2,490
12 du per acre	\$1,870	\$210	\$2,080
14 du per acre	\$1,600	\$180	\$1,780
16 du per acre	\$1,400	\$155	\$1,555
18 du per acre	\$1,245	\$140	\$1,385
20 du per acre	\$1,120	\$125	\$1,245
Non-Residential development densities			
	Acquisition	Restoration	Total
0.20FAR	\$2,600	\$300	\$2,900
0.25FAR	\$2,100	\$200	\$2,300
0.30FAR	\$1,700	\$200	\$1,900
0.35FAR	\$1,500	\$200	\$1,700
0.40FAR	\$1,300	\$100	\$1,400

Table 5B
Preliminary Estimate of Mitigation Fees for Residential and Non-residential
Development based on PCCP Costs for Alternative 5 (presented in Table 3)
(2006 dollars)

Residential development densities			
	Acquisition	Restoration	Total
2 du per acre	\$9,650	\$1,450	\$11,100
4 du per acre	\$4,825	\$725	\$5,550
6 du per acre	\$3,215	\$485	\$3,700
8 du per acre	\$2,415	\$365	\$2,780
10 du per acre	\$1,930	\$290	\$2,220
12 du per acre	\$1,610	\$240	\$1,850
14 du per acre	\$1,380	\$210	\$1,590
16 du per acre	\$1,205	\$180	\$1,385
18 du per acre	\$1,070	\$160	\$1,230
20 du per acre	\$965	\$145	\$1,110
Non-Residential development densities			
	Acquisition	Restoration	Total
0.20FAR	\$2,200	\$300	\$2,500
0.25FAR	\$1,800	\$300	\$2,100
0.30FAR	\$1,500	\$200	\$1,700
0.35FAR	\$1,300	\$200	\$1,500
0.40FAR	\$1,100	\$200	\$1,300

Table 5C
Preliminary Estimate of Mitigation Fees for Residential and Non-residential
Development based on PCCP Costs for Alternative 6 (presented in Table 3)
(2006 dollars)

Residential development densities	Acquisition	Restoration	Total
2 du per acre	\$10,300	\$1,200	\$11,500
4 du per acre	\$5,150	\$600	\$5,750
6 du per acre	\$3,435	\$400	\$3,835
8 du per acre	\$2,575	\$300	\$2,875
10 du per acre	\$2,060	\$240	\$2,300
12 du per acre	\$1,715	\$200	\$1,915
14 du per acre	\$1,470	\$170	\$1,640
16 du per acre	\$1,290	\$150	\$1,440
18 du per acre	\$1,145	\$135	\$1,280
20 du per acre	\$1,030	\$120	\$1,150
Non-Residential development densities	Acquisition	Restoration	Total
0.20FAR	\$2,400	\$300	\$2,700
0.25FAR	\$1,900	\$200	\$2,100
0.30FAR	\$1,600	\$200	\$1,800
0.35FAR	\$1,400	\$200	\$1,600
0.40FAR	\$1,200	\$100	\$1,300

Table 6
On-going Cost Summary (2050)
(annual cost in 2006 dollars)

	Alternative 3b	Alternative 5	Alternative 6
Cost Category			
Program Administration	\$ 599,000	\$ 599,000	\$ 599,000
Land Management	3,923,000	4,500,000	3,723,000
Restoration Management	631,000	631,000	631,000
Monitoring, Research, and Adaptive Mngmt.	1,690,000	1,828,000	1,650,000
Contingency (3%)	205,000	227,000	198,000
TOTAL	\$ 7,048,000	\$ 7,785,000	\$ 6,801,000
Acres Managed (cumulative total)	41,321	45,724	38,574
Acres Restored (cumulative total)	8,515	13,021	6,230
On-going Cost per Acre Managed			
Cost Category	Alternative 3b	Alternative 5	Alternative 6
Program Administration	\$ 14	\$ 13	\$ 16
Land Management	\$ 95	\$ 98	\$ 97
Restoration Management (per acre restored)	\$ 74	\$ 48	\$ 101
Monitoring, Research, and Adaptive Mngmt.	\$ 41	\$ 40	\$ 43
Contingency (3%)	\$ 5	\$ 5	\$ 5
TOTAL	\$ 200	\$ 200	\$ 180

Cost Allocation/Fees for One-Time Costs

New residential and non-residential development in the unincorporated area of western Placer County and the City of Lincoln will bear much of the cost of the local mitigation for impacts attributable to covered activities, largely proportional to the conversion of land from non-urban to urban uses. For example, since non-residential development would represent about 15 percent of the total conversion to urban uses, it is likely that non-residential development would bear a share of the PCCP local mitigation cost proportionate to that impact.

For the purposes of illustration, Tables 5A, 5B and 5C depict three scenarios that allocate all one-time acquisition and restoration costs (including contingency) associated with the local mitigation component of the PCCP to the potential new development that could occur in unincorporated Western Placer County and the City of Lincoln through the year 2050 and that would convert agricultural land, habitat, and open space. This type information was developed for the Board in March, 2005 and has been updated to reflect the revised PCCP cost analysis distributed to the Board at the November 2006 workshop. These tables provide an early assessment of how costs are related to new development and the density of development for three reserve map alternatives, 3b, 5 and 6. A fee covering acquisition and restoration would range from about \$6,000 per acre (\$1,500 per unit) for a residential project of typical suburban density (i.e., 4 du/ac) to about \$2,000 per acre (\$165 per unit) for a high density residential project (i.e., 12 du/ac). A high-density project with a small development footprint relative to the number of units produced has 10 percent of the per unit obligation of a project that is at a very low suburban density. The incentives to reduce the footprint and increase densities are logical in that less land required for development will result in less conversion of land that harbors sensitive species. This assessment does not include a fee for any potential endowment to fund ongoing costs (see discussion regarding Tables 6 and 7).

Ongoing Costs

The ongoing costs are more difficult to specifically identify on a per unit basis because such costs could be spread through a variety of finance mechanisms. If an endowment-only alternative was considered, a very significant amount of funding would have to be set aside in a non-wasting account in order to generate sufficient revenue on an annual basis to support the ongoing costs in perpetuity. Because such an account may be difficult to establish and protect in perpetuity (over \$350M would be necessary) other alternatives will likely be examined and presented in the draft finance plan. Early conversations have shown that there is an interest in a range of options for financing ongoing costs as opposed to a single fee option for an endowment payment.

As noted in Table 6, there are a number of costs that cumulatively add up to a need for \$6.8M to \$7.8M annually to manage the PCCP in perpetuity. The basic management obligations include the following:

- Program Administration - This funding obligation accounts for the staffing, benefits and overhead for the employees that manage the PCCP program.
- Land Management - This is the largest funding obligation and includes a range of activities associated with the management of large acreages of land (the PCCP costs assume that 60% of the land was acquired in fee title).
- Restoration Management - The acreage that includes restored habitat will require more management to insure that the performance objectives are met over time.
- Monitoring, Research, and Adaptive Management - All areas will need to be monitored in perpetuity and management activities may need to be modified to adapt to new conditions as they emerge over time.
- Contingency - A 3% contingency factor has been built into the annual management obligation to account for unforeseen circumstances.

It is not possible to predict the exact costs associated with status quo management obligations because they will vary widely from project-to-project. However, the range of activities described above are consistent with the management of preserved habitat being managed throughout the greater Sacramento region by such entities as the Center for Natural Lands Management, the Habitat Management Foundation, the Wildlife Heritage Foundation, the Placer Land Trust and others. The primary difference may be the obligation to monitor the PCCP reserve lands in perpetuity. Under status quo, monitoring obligations can end after a 3-5 year period or after certain performance objectives have been met.

PCCP FINANCE

It is anticipated that most of the local mitigation costs of the PCCP will be borne by the new development receiving incidental take coverage for impacts to species and habitat under the PCCP permit. The greatest percentage of participation will come from new development in unincorporated western Placer County and the City of Lincoln, although properties developing in the Loomis Basin and Auburn areas will most likely have to pay mitigation fees to the PCCP for the right to develop their properties. County and City of Lincoln facilities projects will also contribute to the mitigation requirements.

There are a number of financial options that can be used to implement the PCCP for both ongoing costs as well as the one-time costs. Table 7 was prepared by MuniFinancial as part of the PCCP work program. Table 7 provides summary information on the range of funding options available to implement the PCCP. Additional information can be found on each of these options in the July 5, 2005 PCCP Financing Memo provided to the Board on November 20, 2006.

At this time, the staff is not prepared to recommend a finance strategy. The final finance plan will focus on one or more of these alternatives. A financial stakeholder working group had been previously formed to meet and discuss finance issues. The financial stakeholder working group will reconvene once a reserve map is selected and specific financial information is prepared based upon the preparation of the conservation strategy.

Comments on All Cost Estimates

A number of factors could reduce ongoing and one-time costs including spreading the costs across a broader base, reducing the overall footprint of take, acquiring a higher percentage of conservation easements versus fee title, obtaining greater funding support from state/federal agencies, establishing revenue generating activities, etc. Conversely, other factors could increase these costs including inflated land costs, increased administrative costs, increased adaptive management obligations and others. With this said, development of this data and a recommended approach will come out of the financing plan that will be developed once the conservation strategy has been prepared.

Table 7
Potential Funding Sources - Key Characteristics

Funding Source	Use of Funds			Source of Funds		Annual Revenue		Voter Approval	Other Issues	
	One-time Costs	On-going Costs	Debt Financing	New Development Only	Broad Geographic Areas	Potential Amount	Stability		Add'l Legal Analysis	Special Legislation Required
Land Dedication/Habitat Mitigation Fee	Yes	Use Endowment	No	Yes	No	Low/Moderate	Variable	No	No	No
Development Impact Fee	Yes	Use Endowment	No	Yes	No	Low/Moderate	Variable	No	Yes	No
Conservation Easements	Yes	No	No	No	Yes	Low	Variable	No	No	No
Community Facilities District (Mello Roos)	Yes	Maybe	Yes	Yes	Yes	Low/Moderate	Stable	Landowner or Voter ¹	Yes	No
Benefit Assessment Districts	Yes	Yes	Yes	Yes	Yes	Low/Moderate	Stable	Landowner	Yes	No
Habitat Maintenance Assessment District	Yes	Yes	No	Yes	Yes	Low/Moderate	Stable	Landowner ²	Yes	Yes
Community Services Districts	Yes	Yes	Yes	No	Yes	Low/Moderate	Stable	Landowner or Voter ³	No	Yes
Agricultural Leases	Yes	Yes	No	No	Yes	Low	Stable	No	No	No
Parcel Tax	Yes	Yes	Yes	No	Yes	Moderate/High	Stable	Voter ⁴	No	No
Sales Tax	Yes	Yes	Yes	No	Yes	Moderate/High	Stable	Voter ⁴	No	No
Other Local Sources	Yes	Yes	TBD	No	Yes	TBD	Stable	TBD	TBD	TBD

Note: "TBD" is To Be Determined.

¹ Approval requires a two-thirds vote of property owners based on acreage, or if 12 or more voters are registered within the proposed district then approval requires a two-thirds vote of registered voters.

² Approval requires a majority vote of property owners weighted by the amount of the assessment.

³ Approval of district formation requires a majority vote of registered voters. Approval of a new assessment or charge requires a majority vote of property owners weighted by the amount of the assessment.

⁴ Approval requires a two-thirds vote of registered voters.

Source: Municipal